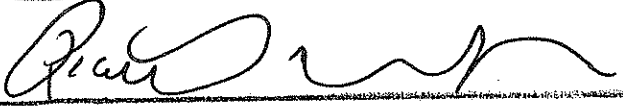


**RANCHO DEL ORO
VILLAGE XII**

**PLANNED RESIDENTIAL DEVELOPMENT
MASTER PLAN**

**AMENDMENT
(DII-00003)**

APPROVED BY THE
PLANNING COMMISSION
this 19TH day of SEPTEMBER 2011
CASE No. DII-00003 PC RESO 2011-P29
SIGNED 

SEPTEMBER 2011

**RANCHO DEL ORO
PRD MASTER PLAN
AMENDMENT
(D11-00003)
VILLAGE XII**

SUBMITTED TO:
CITY OF OCEANSIDE
PLANNING DEPARTMENT
300 NORTH COAST HWY
OCEANSIDE, CA 92054

PREPARED BY:
THE LIGHTFOOT PLANNING GROUP
5750 FLEET STREET, SUITE 250
CARLSBAD, CA 92008

AMENDMENT APPROVED BY:
OCEANSIDE PLANNING COMMISSION
RESOLUTION NO. 2011-P29
SEPTEMBER 19, 2011

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ARTICLE 100 DEVELOPMENT ADMINISTRATION

101. PURPOSE AND AUTHORITY

The Planned Residential Development Master Plan was prepared pursuant to the Rancho Del Oro Specific Plan for the Rancho Del Oro property (Exhibit 1) and Section 2503(4) of the City of Oceanside 1985 Zoning Ordinance which originally regulated the PRD Master Plan contents. The (1985) PRD Master Plan approved by the Oceanside City Council Resolution No. 85-240 continues to govern the original eleven residential villages of Rancho Del Oro. This document is an amendment to the PRD Master Plan and the standards and regulations contained herein shall apply to only the 28.2-acre parcel referred to as Village XII.

Vision Statement for Village XII

Rancho Del Oro Village XII is the last residential village to develop in the Rancho Del Oro Specific Plan area. As such, this village will reflect site planning and product type that is contemporary with current market conditions. With a maximum of 339 units allowed, it is envisioned that Village XII will have a transitional-suburban aesthetic and "feel." At the same time, however, care will be given to create a unique place that is respectful toward human and environmental needs. Primary roadways will not read as alleys, and building siting, open space and landscape areas, and facilities for vehicles, pedestrians and recreational amenities will be approached in a thoughtful manner that creates a modern, welcoming neighborhood.

The purpose of the Residential Master Plan Text is to ensure proper residential development and use of Rancho Del Oro and to enhance and protect its value, and that of adjoining properties and uses. The development standards are intended to promote and preserve an efficient, attractive environment, to insure construction of improvements of proper design and materials which enhance the economic and/or aesthetic value of the property, to provide for architectural flexibility while maintaining continuity of design excellence in all buildings, to secure and maintain proper setbacks from streets, and to provide open spaces between structures.

The overall concept for Rancho Del Oro is to create a sense of community through development of uniform streetscape elements that will identify the location as a part of Rancho Del Oro. The residential portions of Rancho Del Oro will be developed in twelve villages as established by the Specific Plan and indicated on Exhibit 3. Most villages are further divided into neighborhood tracts, which are the smallest increment of development approval.

The village layout and circulation system are based on an overall grading concept for the Ranch which largely results in villages being separated from each other by landform features and circulation facilities. Each village will include cohesive design elements to create an individual community theme for that village. Distinct entry statements will be provided into the villages with common landscape treatments, streetscape on public streets, signage, and building design features to unify that village.

Within each village, neighborhood tracts will be required to meet the design standards of this Master Plan text, and will be expected to maintain the theme for that particular village, as well as the overall Rancho Del Oro community character. It is intended that consistent architectural and design features be provided to implement this theme for the area, particularly along major public street corridors. However, it is specifically not intended to restrict the Rancho Del Oro development to one style or product type. Rather, there should be architectural diversity and flexibility within the PRD area, with each village style focused on traditional architectural themes.

The goal of the Rancho Del Oro village concept is to provide sufficient flexibility to respond to housing market conditions within a cohesive development pattern. This flexibility will be provided through the variety of product types identified by this Residential Master Plan Text as suitable for development within Rancho Del Oro. Individual neighborhood tracts can be developed with various product types in response to market demand within the design concept for the village.

To guide the development of neighborhood tracts within each village, some general goals for product type are specified in this Master Plan. These goals should be considered in the evaluation of Development Plans for each tract.

General Guidelines

- a. A variety of residential product types is desirable within Rancho Del Oro, and Villages should include a mix of products to provide diversity.
- b. The development of neighborhood tracts should provide continuity of design within the site and should consider the design features of adjacent development areas.
- c. Higher density product types should be located near arterial streets, commercial areas and community facilities.
- d. Where similar product types are clustered, sufficient variation in design should be provided to avoid monotony.

The circulation system is designed so that all neighborhood tracts within a village are served by a Residential Village Collector or Residential Tract Collector Street.

Individual dwellings will be served by local, residential tract streets. No housing will front on the village and tract collector streets, nor will on-street parking be permitted on these streets.

A variety of illustrative village plans are included within this Residential Master Plan Text. These indicate the potential design features and layouts for each village based on a careful evaluation of access, circulation, open space, and relationships to adjacent land uses. These illustrative plans are intended to serve as a guide for the evaluation of the Development Plans for residential projects within Rancho Del Oro.

102. PROJECT APPROVAL PROCESS

All development plans for any residential project in Rancho Del Oro shall be processed and reviewed as described in this section and presented on Exhibit 4.

1. The Developer shall review the development standards contained within the PRD Master Plan Text as represented in the Illustrative Village Plans and develop a project concept based on those standards.
2. Concept plans shall be prepared in conformance with the development standards and submitted to the Rancho Del Oro Planning and Development Board (described below) for review.
3. Subsequent to Board approval of the concept plans, a Development Plan (including a site plan for the building layout, architectural elevations and floor plans of the buildings, and landscape plan) conforming to the Oceanside Comprehensive Zoning Ordinance and other relevant and applicable City regulations, and Tentative Map shall be prepared and submitted to the Planning and Development Board for review and approval.
4. Subsequent to approval by the Board, and prior to issuance of any building permits, the Development Plan shall be submitted to the City Planner for processing and approval by the Planning Commission pursuant to Article 43 of the Zoning Ordinance which regulates procedures for Development Plans. If a rental apartment project is proposed, a concurrent Conditional Use Permit shall

also be required. The concurrent Tentative Map shall be submitted for approval by the Planning Commission as provided for in the Oceanside Subdivision Ordinance and State Subdivision Map Act.

5. The smallest increment on which Development Plans and Tentative Maps shall be approved is a neighborhood tract as defined in the Rancho Del Oro Specific Plan and legally created by the Master Subdivision Map for Rancho Del Oro.

103. THE PLANNING AND DEVELOPMENT BOARD

The Rancho Del Oro Planning and Development Board (the Board) shall be structured as follows:

1. The Board shall initially consist of three members appointed by Collins-Rancho Del Oro Company. Action by the Board shall be taken by majority vote of the members. This Board shall be responsible for adopting its own bylaws and operating procedures. A separate Board for the residential areas of Rancho Del Oro will be formed, with representatives appointed by the Master Residential Village Association. This Board, in conjunction with individual Boards for each of the non-residential land use categories of Rancho Del Oro, will be successors in interest to the Planning and Development Board initially formed by the Developer.
2. The Board shall establish and maintain overall quality standards for the property, compatible with this PRD Master Plan Text, the Specific Plan and Residential CC&R's for Rancho Del Oro. These standards include the grading plans, infrastructure improvements, and landscape concept plans, as well as conformance with the conceptual standards for each village shown on the illustrative site plans. Plans and specifications shall be submitted to the Board for review and approval for conformance to this Master Plan, and the Rancho Del Oro Specific Plan, prior to the time of submission of an application to the City of Oceanside for any permits.
3. In reviewing plans and specifications, the Board shall consider, among other things, the following factors: conformance to the Specific Plan, the Master Plan development standards, illustrative plan, and product type description; the conformity and harmony of external design with Surrounding development; quality and consistency of visual or aesthetic concerns; the attributes and

appropriateness of proposed uses; relationship of improvements with neighboring sites; the topography, grade, and finished pad elevation of the site; the scale and appearance of building elevations; the scale of buildings in relation to nearby streets and adjacent sites; the adequacy of on and off-street parking; the amenities and incentives proposed; and the conformity with the purpose and intent of the PRD Master Plan Text, the Rancho Del Oro Specific Plan, Residential CC&R's and any other development standards approved by the City of Oceanside for the property.

104. MODIFICATIONS AND WAIVERS

Development Standards set forth in this amended text encompass and affect only residential Village XII of Rancho Del Oro. The purpose of the development standards is to minimize processing time and development costs for proposed uses which are compatible with the standards.

Where a modification or waiver of any standard contained within this Master Plan Text is desired, a variance request must be made prior to or concurrent with Development Plan review by the City in accordance with the requirements of Article 41 of the Oceanside Zoning Ordinance.

The variance of standards shall be based upon specific and/or unique design considerations relating to a site and applied in a manner consistent with the adopted Master Plan. If the requested variance is for an existing development, the procedures as defined in the Oceanside Zoning Ordinance must also be followed.

105. HOMEOWNERS ASSOCIATION

It is the intent of Rancho Del Oro to provide for the long-term enforcement of these development standards through the adoption of Covenants, Conditions, and Restrictions (CC&R's) that will apply to every residential project within Rancho Del Oro. These CC&R's will be consistent with all the development standards as contained within the Master Plan and shall provide for the formation of one or more homeowners' associations which shall be responsible for the enforcement and maintenance of the various standards.

A homeowners' association shall be responsible for the on-going maintenance of common landscaped and recreational areas within each tract, including parkways and street furniture along village and tract collectors and streets, minor slope banks and open space areas within the tracts. It is anticipated that all homeowners' associations will be affiliated with a Master

Homeowners Association which will be responsible for maintenance of parkways and median strips along Ranch Major and Secondary Arterials, Ranch Collectors, major slope banks, open space areas along streets and as shown on the Specific Plan for Rancho Del Oro, subject to the right to assign such obligations to a Maintenance District.

ARTICLE 200 ZONING AND LAND USE

The residential villages of Rancho Del Oro are currently zoned Planned Development (PD-1), with this Planned Residential Development (PRD) Master Plan serving as the implementing document for the property. As a component of the Rancho Del Oro Specific Plan, the original PRD zone was designed to encourage a desirable living environment, with efficient and aesthetic use of land through utilization of innovative residential development. The PRD Master Plan provides for preservation of common open areas including natural slopes and other natural features as designated in the Rancho Del Oro Specific Plan. These regulations also encourage efficient use of public facilities and ensure compatibility with existing residential areas.

201. DENSITY

The density of any residential development within the project area shall be determined by the most current Residential Density Management Map and Table as contained in the Rancho Del Oro Specific Plan.

In accordance with the Density Management Regulations as contained in the Specific Plan, all Tentative Maps and Development Plans submitted for residential projects within Rancho Del Oro shall be within the minimum and maximum densities as specified on the Density Management Table.

Densities on this table are computed in accordance with the Oceanside General Plan and Hillside Development Regulations. The ability of any development to achieve these densities is dependent on conformance to the development standards in this Master Plan as well as those contained in the PRD Zone. The City of Oceanside has the right to adjust densities in order to achieve the development criteria.

Each residential area is assigned a current allocation of density as indicated on the Residential Density Management Table of the Specific Plan. If the project being submitted is not exactly at the current allocation, then an Allocation Amendment must also be filed in accordance with the procedures contained within the Specific Plan.

202. ILLUSTRATIVE RESIDENTIAL PRODUCT TYPES

The standards for development of any neighborhood tract within a village shall be those set forth for the type of development proposed for that neighborhood tract. The residential product types are summarized on Exhibit 5 and are depicted graphically in Exhibits 6-8a. They are more fully described as follows:

- A. Estate Cluster Family Fee Lots (10,000 sq.ft. Min: 2.5 du/ac)
- B. Fee Lots (10,000 sq.ft. Min: 3.5 du/ac)
- C. Fee Lots (6,000 sq.ft. to 10,000 sq.ft.: 3.5 to 5.0 du/ac)

Development under these designations (A, B, and C) shall have one dwelling unit located on an individual lot. Houses shall be set back from all property lines and lot sizes shall range from ½ acre to 6,000 square feet based on product type. Streets serving these lots shall generally be public, but may be private at the option of the developer. A two-car garage shall be provided on each residential lot in these categories. Garage space for three (3) cars is required for all new single family residential units in excess of 2,500 square feet.
- D. Fee Lots (4,000 sq.ft. to 6,000 sq.ft.: 5-7 du/ac)

This product type shall consist of detached single family dwellings on individual lots with a side yard orientation. The units may be located with a zero lot line on one side and a minimum 10-foot setback on the opposite side or may be set back from both side property lines with a use easement over the adjacent lot on one side, so that the effect is the same as a zero lot line project. Usable common open space shall be provided in addition to the individual lot areas. Streets shall generally be public but may be private at the option of the developer. Off-street parking for each lot shall be provided by a two-car garage. Garage space for three (3) cars is required for all new single family residential units in excess of 2,500 square feet.
- E. Patio Homes (5-7 du/ac)

Development under this designation shall consist of attached dwellings on individual lots with a zero lot line setback on one side. Houses shall be attached on the common property line with minimum 10-foot setbacks on the opposite side. Usable common open space shall be provided in addition to the individual lot areas. Streets shall generally be public, but may be private at the option of the developer. Off-street parking for each lot shall be provided by a two-car garage. Garage space for three (3) cars is required for all new residential units in excess of 2,500 square feet.

- F. Detached Condominiums/Garden Homes (2500 sq. ft. minimum lot: 7-10 du/ac)
Development under this designation may be single family homes, on individual lots clustered with common parking and usable open space areas. This includes detached units with private yard areas on small individual lots or as common ownership with exclusive use easements or similar mechanisms for private yard areas. Units may have conventional siting along private streets or be oriented around common drive courts. Homes shall generally be set back from all property lines. Private fenced side and rear yards may be provided. Common usable open space areas, recreational facilities and guest parking shall be provided at rates similar to multi-family units due to the limited area within the individual lots/yards. Streets serving the dwellings and common parking areas shall generally be private, however, public cul-de-sacs may provide access to private driveways. A two-car garage shall be provided for each unit. Garage space for three (3) cars is required for all new residential units in excess of 2,500 square feet.
- G. Attached Condominiums, Duplexes (7-10 du/ac)
Development under this designation is similar to Product Type F, except that units are attached units sharing common walls clustered in groups of two or more. Units may have conventional siting along private streets or be oriented around common drive courts. Private side and rear yards may be provided on individual lots or with exclusive use easements or similar mechanisms for private yard areas where ownership is common. Common areas surrounding these yards shall be landscaped, with common usable open space areas, recreational facilities maintained by a homeowners association and guest parking provided at rates similar to multi-family units due to the limited area within the individual lots/yards. Streets shall generally be private. A two-car garage shall be provided for each unit. Garage space for three (3) cars is required for all new residential units in excess of 2,500 square feet.
- H. Townhomes (10-12 du/ac)
Projects developed under this designation shall be attached dwellings in groups of three or more. A two-car garage shall be provided for each unit. Garage space for three (3) cars is required for all new residential units in excess of 2,500 square feet. A small private rear yard and common recreational facilities shall be provided. Streets shall generally be private, and access to the units will be from private streets or drive courts. Landscaped common areas and private drives shall be owned and maintained by a

homeowners association. Guest parking shall be evenly distributed throughout the project within proximity to the units.

I. Townhomes/Stacked Flats (12-15 du/ac)

Development under this category shall be attached units that may combine townhomes and stacked flats in one building. Private patios and balconies and common recreational facilities shall be provided, with all grounds in common ownership. Streets shall generally be private, and access to the units will be from private streets or drive courts. Private drives and common areas shall be owned and maintained by a homeowners association. A two-car garage shall be provided for each unit. Garage space for three (3) cars is required for all new residential units in excess of 2,500 square feet. Guest parking spaces shall be evenly distributed throughout the project within proximity to the units.

J-K. Condominiums/Apartments (15-21 du/ac)

Multiple family projects developed under these two categories shall be stacked flats. These dwelling units may be individually owned or rented. Landscaped common areas and private recreational facilities shall be provided. For condominium projects, these common areas and facilities would have ownership and maintenance by a homeowners association. Streets shall be private and parking shall be provided in common areas. Two parking spaces shall be provided for each-unit with at least one of these spaces being covered. Garage space for three (3) cars is required for all new residential units in excess of 2,500 square feet. If proposed as apartments, a Conditional Use Permit shall be required as specified in Section 206 of these regulations.

203. ILLUSTRATIVE SITE PLANS

Illustrative Site Plans, Exhibits 9-14 and 19, indicate how the development of typical villages could ultimately appear. Exhibits 9-13 are based on the initial dwelling unit allocation of the Density Management Map. Exhibit 14 illustrates an alternative development plan for Villages I and II of primarily single family product types with varying lot sizes. This alternative could be achieved by amendments to the Density Management Map Allocations as permitted by the Specific Plan, to achieve densities closer to the allowable minimums. Variations between Exhibit 9, which shows the initial allocation densities of the Density Management Map, and Exhibit 14, the single-family alternative, include: a shift in the type of unit, to provide more single-family detached and fewer attached and multi-family units; a difference in the total number of units within the Village boundaries; and a modified internal street system within certain tracts to serve the different lot configurations. This comparison is provided to illustrate the flexibility of product types that may be achieved within the neighborhood tract boundaries.

Exhibit 19 is the illustrative plan for Village XII. It is anticipated that Village XII will be developed as one tract, which may contain one or more product types. The illustrative plan is an example of how the site could accommodate a mixed village concept with 2 or 3 product types. Different configurations or combinations of product types may be used to meet market conditions, and may include any one or more of Product Types F-K. If only one product type is used, sufficient variation in design and site layout should be provided to avoid monotony. If more than one product type is used, the density calculation shall be averaged over the entire Village XII area - calculated on the total units within the entire developable area of the Village, as shown on the Residential Density Management Table.

204. ACCESSORY BUILDINGS AND PERMITTED USES

The following accessory uses are permitted on single family lots of 4,000 square feet or larger.

1. Accessory buildings, defined as any subordinate building or portion of the main building, the use of which is incidental to that of the main building on the same lot or premises, and which is used exclusively by the occupants of the main building. If an accessory building is attached to the main building by at least a four-foot common wall, such accessory building shall be considered a part of the main building.
2. Backyard gardens for non-commercial purposes, including fruit trees, nut trees, agricultural and horticultural stock.
3. Maintaining of a mail and telephone address for commercial and business licensing purposes. This shall not be construed as allowing the active conduct of a business or trade within the residential area. Signs and Client activity are expressly prohibited.

205. KEEPING OF ANIMALS AND LIVESTOCK

No more than four (4) mammals and/or birds may be kept on any one lot or dwelling unit. No horses or other domestic animals may be kept on individual lots, except a private stable may be permitted for a village or tract as a whole subject to the approval of the Planning and Development Board and issuance of a Conditional Use Permit by the City of Oceanside.

206. CONDITIONAL USES

The following uses are permitted in the PRD zoned areas of Rancho Del Oro subject to issuance of a Conditional Use Permit by the City of Oceanside in accordance with the requirements of the Oceanside Zoning Ordinance.

1. Any project proposed as rental apartments utilizing Product Types I, J or K as defined in this Master Plan Text. The Conditional Use Permit shall be processed concurrent with the Development Plan as required by Article 100 of these regulations.
2. Any structure which would exceed the height limit for the product type.
3. Greenhouse structures on lots of 4,000 sq.ft. or larger or on Common Open Space lots.
4. Day Care Facilities.
5. Residential Care Facilities.
6. Churches.

The City of Oceanside Zoning Ordinance allows additional land uses within residential zones subject to granting of a Conditional Use Permit. Those uses, and any others not specifically listed in this section, are prohibited in the residential villages of Rancho Del Oro.

ARTICLE 300 CIRCULATION

Circulation and access to and within the Rancho Del Oro residential villages will be provided by streets of various classifications as listed below and depicted graphically on Exhibits 15-17.

301. RESIDENTIAL VILLAGE COLLECTOR (K) (56' R/W)

This street will collect traffic from the villages in Rancho Del Oro and distribute it to other villages or higher order streets within the planned community. This is the highest order street appropriate for a residential neighborhood. The residential collector has a right-of-way of 56 feet with 36 feet of pavement curb to curb. No residential units shall front on the street. On-street parking and direct residential unit access are prohibited. A meandering five-foot sidewalk is provided on one side in a landscaped parkway of varying width, maintained through a Maintenance District.

302. RESIDENTIAL TRACT COLLECTOR (L) (56' R/W)

This street will collect traffic within a neighborhood tract and provide access to a Village Collector or another neighborhood tract within a village. The 56-foot right-of-way provides for a 36-foot pavement section with on-street parking on both sides. Residences may front on both sides of the street and a 5 1/2-foot sidewalk is provided adjacent to the curb on both sides of the street. The parkway is landscaped and maintained by individual lot owners or through the Maintenance District as appropriate.

303. RESIDENTIAL TRACT STREET (M1) (52' R/W)

This street provides access and services to single family detached residential lots of 3,500 to 10,000 square feet or to the private streets of detached or attached clusters. This residential street is normally reserved for cul-de-sac or short loop streets usually serving not more than 25 dwelling units. A 36-foot curb-to-curb section is provided with a 5-foot sidewalk adjacent to the curb on both sides of the street. Parking is permitted on both sides. To provide for greater flexibility in siting houses and locating driveways, rolled concrete curb and gutters may be used on the ends of cul-de-sacs within the single family detached and attached areas.

Up to seven guest parking spaces may be provided in the center of the cul-de-sac bulb on residential tract streets as shown on Exhibit 18.

304. RESIDENTIAL TRACT STREET (M2) (52' R/W)

This street provides access and services to single family detached residential lots of 10,000 square feet or larger. A 36-foot curb-to-curb section is provided with a 5-foot sidewalk adjacent to the curb on one side of the street. If projected traffic volumes exceed 5,000 ADT, street width shall be a minimum of 40 feet wide curb to curb. Parking is permitted on both sides. To provide for greater flexibility in siting houses and locating driveways, rolled concrete curb and gutters may be used on the ends of cul-de-sacs within the single family detached areas. Where rolled concrete curb and gutters are used, the engineering detail will be subject to review and approval by the Engineering Department.

Up to seven guest parking spaces may be provided in the center of the cul-de-sac bulb on residential tract streets as shown on Exhibit 18.

305. PRIVATE RESIDENTIAL STREETS (28' PAVEMENT)

In single and multiple family detached and attached developments, a minimum 28-foot wide private street shall be provided with turn arounds for emergency vehicles on portions over 150 feet in length. Rolled concrete curbs and gutters may be used on any private street. No on street parking is allowed on streets with 28-foot curb-to-curb width. In order to provide any on-street parking, the curb-to-curb street width is required to be increased, and shall be a minimum of 32 feet to allow parking on one side, or 36 feet to allow parking on both sides of the street. Private streets with an estimated ultimate 24 hour daily traffic volume greater than 500 ADT (average daily traffic) shall provide on-street parking and a 5-foot sidewalk on at least one side of the street; these streets may be designed to a private street right-of-way width and/or private street curb to curb distance, per the approval of the City Engineer. Parking may be restricted at project entry roads to facilitate circulation and traffic safety.

ARTICLE 400 DESIGN STANDARDS

401. APPLICABILITY

The Design Standards contained herein shall only apply to Rancho Del Oro Village XII. Residential development projects shall be reviewed by the Rancho Del Oro Planning and Development Board and the City of Oceanside for compliance with these standards.

402. SETBACKS

All development within residential neighborhood tracts shall have a setback from all Residential Tract Collector, Residential Village Collector, Ranch Collector or Ranch Arterial streets of 20 feet when parkways are the minimum 10 feet. Where parkways are larger than 10 feet, an adjusted setback of less than 20 feet may be provided, subject to review and approval by the Board and the City of Oceanside. However, where a garage faces a street, a setback of 20 feet from the sidewalk shall be maintained unless otherwise specified below.

For Village XII, the parkways along College Boulevard are 18 feet in width and along Old Grove Road are 16 feet in width. Development adjacent to these streets shall maintain a minimum 15-foot setback from the public right-of-way.

The following improvements may be permitted within the setback, subject to site plan review:

- a. Landscaping
- b. Steps and Walks
- c. Monument Signs
- d. Lighting Facilities
- e. Entrance Drives
- f. Street Furniture

The following minimum setbacks shall be maintained:

Single Family Housing (Product Types A, B, and C)

Front - 20 feet (measured from back of sidewalk or, if there is no sidewalk, from back of curb)

Side - 5 feet

Rear - 15 feet

Patio Homes and Fee Simple Lots (Product Types D and E)

Front - 20 feet (measured from back of sidewalk or, if there is no sidewalk, from back of curb)

Side - 5 feet (a zero side yard may be provided with 10 feet on opposite side)

Rear - 15 feet

Detached and Attached Condominium/Garden Units (Product Types F and G)

Front - 10 feet from street rights-of-way, except where garage access is located directly off a private street, the following standards shall apply to the garage and driveways.

- a) Driveway length and garage setbacks shall be measured from back of sidewalk or, if there is no sidewalk, from back of curb.
- b) The driveway length shall either be a maximum of 5 feet, OR a minimum 18 feet in length.
- c) For units where garage access is provided from private drives or courts, a 5-foot setback from the drive is required.

Side street for corner properties - 10 feet

Between buildings - 10 feet

Rear - 10 feet where private yards or exclusive use areas are provided

Townhomes and Condominiums (Product Types H, I, J, K)

Front - 10 feet from street rights-of-way, except where garage access is located directly off a private street, the following standards shall apply to the garage and driveways.

- a) Driveway length and garage setbacks shall be measured from back of sidewalk or, if there is no sidewalk, from back of curb.
- b) The driveway length shall either be a maximum of 5 feet, OR a minimum 18 feet in length.
- c) For units where garage access is provided from private drives or courts, a 5-foot setback from the drive is required.

Side street for corner properties - 10 feet

Between buildings - 10 feet

403. BUILDING HEIGHT

Building height limits shall be as follows, as measured under the Uniform Building Code, unless a modification is granted with a Conditional Use Permit.

Product Types A-H

Two (2) stories or 35 feet above grade, except in hillside situations where a garage/basement may be placed under two stories. A loft level may also be provided if it does not exceed the height limit and meets the criteria of the Uniform Building Code.

Product Types I-K

Four (4) stories or 52 feet above grade. This height is intended to permit design flexibility for providing varied degrees of pitched and mansard roofs over a four-story building area. For Village XII, the above standard shall apply, except the first row of units located along the northern property boundary (adjacent to the single family residential areas of Village III) shall maintain a maximum height of two stories or 35 feet above grade. For Villages VIII, IX, and X the height limit for all product types shall be a maximum of two stories or 35 feet above grade, except in hillside situations where a garage/basement may be placed under two stories. A loft level may also be provided if it does not exceed the height limit and meets the criteria of the Uniform Building Code.

404. LOT COVERAGE

Lot coverage is defined as that portion of the area of a lot, expressed as a percentage, occupied by all buildings or structures which are roofed. This includes the main residential structure as well as accessory structures such as patio covers, roofed porches, balconies or cabanas. All horizontal dimensions shall be taken from the exterior faces of walls. Maximum building coverage shall be as follows:

Single Family Fee Lots (Product Types A-D)

Sixty (60) percent of an individual lot.

Patio Homes (Product Type E)

Fifty (50) percent of the entire development (not individual lot area) exclusive of all dedicated public rights-of-way.

Product Types F-K

Lot coverage is not applicable to these product types.

404.1 LOT SIZE

Product Types F-G

For fee ownership, minimum lot area shall be 2,500 square feet. For units with condominium ownership, there is no minimum lot area.

404.2 LOT WIDTH

Product Types F-G

For fee ownership, minimum lot width shall be 35 feet. For units with condominium ownership, there is no minimum lot width criteria.

405. PARKING

Parking space layout shall be reviewed by the Board and the City as part of Development Plan review. Required garage spaces must be available for resident parking and shall not be used for storage or living areas. Where guest parking is required, it shall be distributed in order to be located in close proximity to the units, and to common area amenities (e.g. recreation centers). Enforcement of parking regulations shall be the responsibility of individual Homeowner's Associations, regulated through CC&Rs. All product types with units 2,500 square feet or greater shall provide a 3-car garage. A detailed parking study shall be required for any proposed development.

Product Types A-E

Two-car garage for each unit.

Product Types F-I

Two-car garage for each unit.

Open guest parking must be provided for these product types, at the rate of one guest space per 20% of the total number of units in the project plus one. Guest parking may be provided in parallel spaces on the street, if adequate width is provided, or in parking bays.

Product Types J-K

Two parking spaces for each unit, one of which must be covered.

Parking Design Standards

1. Garages - enclosed and covered two car garages shall provide a 20' x 19' space for parking.

2. Carports - covered carports shall provide a 10' x 20' space for parking. Carports shall be designed to meet three goals: provide shade for cars; screen vehicles from Public streets and adjacent projects; and screen headlights from dwelling units. To accomplish these goals flexibility in carport design is provided to encourage creative solutions. Design and materials shall be compatible with the dwelling units, however, metal poles and corrugated fiberglass are prohibited. The Board shall review carport design to insure these goals are achieved.
3. Open Parking Spaces - New projects shall use a universal-sized space of 8.5' x 18' for all required open parking spaces.

For projects developed prior to this text amendment, open parking spaces could be provided according to one of the following methods.

- a) All spaces 9' x 18' in size;
 - b) Standard car spaces of 9' x 20' and a percentage of small car spaces in accordance with the following criteria: In any parking area in which ten (10) or more parking spaces are required, twenty five (25) percent of the required spaces may be small car spaces. When fifty (50) or more parking spaces are required, the allowable percentage of small car spaces may be forty (40) percent. The small car provisions shall not apply to parking spaces with pre-assigned parking. A small car space shall be 7½' x 15' in size and shall be clearly marked as a small (compact) car space.
4. Surfacing - Off-street parking areas shall be surfaced with an asphaltic concrete, cement concrete, or grass-crete paving, and shall be so graded and drained as to dispense of all surface water with no water running over sidewalks or onto adjacent sites. Design detail of off-street parking surfaces is subject to review by the Engineering Department.
 5. Walls - Every open parking area which abuts a public street shall be screened from public view through the use of landscaping, mounding or berming, decorative fences or retaining walls and planting areas located in the setback area, provided however, that such elements shall be an integral part of the overall site design. Such design shall be subject to the approval of the Board and the City Planner.

6. Striping -

- a) All parking spaces as required by these regulations, unless located in a garage or carport, shall be clearly marked on the parking surface, and shall conform to the plan of such parking area as approved by the Board and the City Planner.
- b) In addition to the clear marking of all spaces, directional arrows shall be clearly drawn on the paved surface of access areas wherever such directions are necessary to provide for a safe pattern of traffic movement.

406. STORAGE

Every dwelling unit shall be provided with 144 cubic feet of covered and enclosed storage area accessible from outdoor living areas. Such storage area may be located within the garage or carport or accessible from outdoor patios or balconies.

407. COMMON OPEN SPACE

Common open space is intended to provide visual relief, ensure adequate light and air, contribute to the quality of development through use of landscaping, and provide areas for localized informal play activity. This could include sitting areas, lawns for informal games, tot lots or similar open space uses. It is not intended that common open space duplicate public recreational facilities for formalized recreational purposes (such as softball, basketball, etc.).

Each contiguously zoned PRD area of Rancho Del Oro (Villages I-VII and VIII-X) shall satisfy the common open space criteria of the PRD zone as interpreted by Council policy number 300-09 adopted December 4, 1985. This includes a requirement that a minimum of twenty-five (25) percent of each contiguous PRD zoned area shall be devoted to common open spaces. Sixty (60) percent of the common open space shall be usable for active and passive recreation and shall be less than fifty (50) percent slopes. The remaining forty (40) percent may be designated as visual open space and may include slopes over fifty (50) percent. To accomplish this, the amount and type of common open space required in a Rancho Del Oro PRD tract will depend on the product type proposed for that tract as specified below. All common open space required by these product type standards shall not exceed 10 percent in grade. Steeper areas of common open space may be provided in excess of these standards as required to meet the criteria of the PRD zone.

Single Family Housing (Product Types A-C)

Shall not be required to provide common open space.

Patio Homes and Fee Simple Lots (Product Types D and E)

All Tracts using these product types shall provide a minimum of common usable open space totaling 2.5 percent of the net developable acreage of that tract. This area shall be used exclusively for neighborhood recreational facilities and be distributed throughout the neighborhood tract in areas of at least 4,000 square feet in size, in order to also achieve additional landscaped areas along streets as indicated on the Illustrative Site Plan (Exhibit 14). For those neighborhood tracts with all boundaries more than ½ mile from existing public park or school facilities, an additional 2.5 percent of the net developable acreage of the tract shall be provided as common open space for village recreational facilities. This 2.5 percent shall be aggregated within the tract and may be aggregated with similar open space from other tracts to form a larger community facility provided, however, each individual tract shall still contain its own neighborhood facilities.

Cluster, Townhomes, and Condominiums (Products Types F-K)

Common usable open space shall be provided within each tract containing these product types at the rate of a minimum of fifteen (15) percent of the net tract area. These areas shall be landscaped and at least 10 feet wide.

408. PRIVATE OPEN SPACE

Development types F-K shall provide 200 square feet of private open space adjacent to every ground floor dwelling and 50 square feet of private open space for each dwelling not having ground floor access. Stair wells, intermediate landings, and walkways serving more than one unit, shall not count as private open space for those units above the ground floor. Private balconies and entryway landings serving only one unit shall count towards meeting this provision.

409. STREET LIGHTING

The design of the streetlight standards on Rancho Del Oro shall be those designated in the Master Landscaping Plan. Common areas and public rights-of-way in single family detached and attached developments shall use the same streetlight standard within their villages. Detached and attached cluster developments shall have court and path lights that are compatible in design with the Village Street Light Design.

410. UNDERGROUND UTILITIES

All water, sewer, electrical, telephone, and other cable services shall be installed underground. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other facilities necessary and appurtenant to the underground facilities and street lighting system maybe placed above ground. Public utilities listed above may be provided in private streets with appropriate easements recorded to insure access as required for their maintenance.

411. EXCAVATION AND GRADING

All grading shall be done in accordance with the Grading Ordinance of the City of Oceanside.

412. ARCHITECTURAL REGULATIONS

Any building or structure erected on any site shall conform to the following minimum standards:

1. All exterior wall elevations of buildings, including screening walls, shall have architectural treatment.
2. Colors, materials, and finishes shall be coordinated for all exterior elevations of the buildings to provide total continuity of design both within the site and with respect to adjoining structures.
3. The exterior walls of each building shall be finished masonry, wood, stucco, glass, or equivalent materials.
4. All roof material exposed to view from the adjacent street or immediately adjoining properties shall be of a finish material approved by the Board. Acceptable materials include clay or concrete tile, wood or composition shingles or shake, color-coated metal ribbed roofing. No exposed metal, composition sheet, or rock roofing shall be permitted.
5. No exterior walls of any building or structure shall be repainted or otherwise refinished until the materials and colors thereof shall have been submitted to, and approved in writing by, the Board.
6. Mechanical equipment, vents, stacks, apparatus, antennae, or other appurtenant items shall be incorporated into the total design of the structure in a visually attractive manner or shall be entirely enclosed and screened from view from

adjoining properties and public streets in a manner which has been reviewed and approved in writing by the Board.

413. LANDSCAPING

The Master Landscaping Plan to be prepared pursuant to the Rancho Del Oro Specific Plan shall establish the landscaping concept and plan for the public right-of-way (streetscape and slope banks) on all Ranch Arterials and Collectors and Village Collectors. The installation of landscaping shall conform to the Landscaping Manual of the City of Oceanside.

Meandering sidewalks provided within the rights-of-way of Residential Village Collectors shall be located in a landscaped parkway of varying width. The species to be planted in the parkway shall be reviewed by the City's Landscape Architect to insure that the sidewalks and streets will not be damaged. Recommendations for root guards, planting locations, or other necessary techniques shall be incorporated into the landscape plan for each Development Plan.

Single family detached and attached developments, which back upon Ranch Arterials or Collectors or Village Collectors will have a screening fence or wall provided at the setback line or at the top of slope banks, with appropriate mounding of the landscaping area with shrubbery. Detached and attached cluster developments will have the setback area mounded and landscaped to conform to the Master Landscape Plan. All open parking areas in the cluster developments will be screened as much as possible from view from public streets with landscaping. Open space and front yard landscaping shall be compatible with the adjacent streetscape and open space areas.

All landscaping within the public right-of-way shall be maintained in the short term by Rancho Del Oro in accordance with a maintenance agreement to be approved by the City Council. Over the long-term, maintenance of landscaping within the public right-of-way may be through a Maintenance District or other appropriate vehicle. The proposed Maintenance District could contain one or two levels of assessment. The first could include facilities of significant importance to the entire property, such as parkways and median strips along Ranch Major and Secondary Arterials, Ranch Collectors and Industrial Unit Collectors, and major slope banks along public streets as shown on the Specific Plan. All properties in the Ranch would be assessed for maintenance of this level of facilities. A second category of facilities could include areas integral to individual villages, such as parkways and street furniture along village and tract collectors and streets, and minor slope banks within the villages. Assessments for maintenance of this second level of improvements would be only to the individual village deriving benefit from the improvements. This proposed second level of facility maintenance is

traditionally the responsibility of a residential homeowners association. The City Council shall make the final determination on the use of Maintenance Districts as set forth in the Specific Plan.

414. SIGNS

The Master Sign Program contained in the Rancho Del Oro Specific Plan provides a uniform sign theme throughout the entire ranch for both temporary and permanent signs. Temporary signs shall be permitted as defined by the Specific Plan. The permanent signs for each village shall relate to their surroundings in terms of size, shape, color, material, and lighting in order to complement the overall streetscape of the Rancho Del Oro Specific Plan. The Rancho Del Oro Planning and Development Board shall establish typical sign format for each residential village. The final design shall be submitted to the City Planner for review and approval. All regulatory signs (traffic control signs) must conform with State regulations. The following permanent signs are permitted in the Residential Master Plan area.

1. Village Entry Feature. The entrance to each residential village shall be identified by monument signs in the parkway of the public right-of-way as indicated in the Master Landscaping Plan.
2. Directional Sign. Directional signs to the individual tracts shall be allowed at the intersections of streets and entrances into the tracts. Only one sign shall be permitted for each intersection and one or more villages may be listed on the sign. The directional sign shall be a monument type no higher than six (6) feet from the ground with no more than 32 square feet of copy area.
3. Neighborhood Tract Sign. Each neighborhood tract will have one tract identification sign at the entrance to that neighborhood tract off any collector or arterial. These signs shall be placed in a landscaped area in conformance with the Master Landscaping Plan.

APPENDICES

APPENDIX A GLOSSARY OF TERMS

Board - The Rancho Del Oro Planning and Development Board.

Development Plan -All reference to Development Plan refers to the Development Plan as required by the Oceanside Zoning Ordinance Article 43.

Master Development Plan Text -The term Master Development Plan Text is used as defined in Section 1611 (d) of the 1985 Oceanside Zoning Ordinance. This text now provides implementation under the Rancho Del Oro Specific Plan and the PD zoning designation on property within Rancho Del Oro.

Neighborhood Tract - The residential areas for Rancho Del Oro within villages are divided into "neighborhood tracts" which are identical to "tracts" as defined in the Rancho Del Oro Specific Plan. These areas are the components of the Density Management Map and Table used to define developable densities.

Net Developable Acres -Net developable acres are obtained by taking the gross acres of the residential area and subtracting the area of all streets, open space, natural slopes and manufactured slopes.

Rancho Del Oro Planning and Development Board -This is a minimum three-member board established by the Developer, pursuant to recorded CC& R's, as described in Section 103, whose purpose is to establish and maintain overall development standards for the Rancho Del Oro property, to implement the adopted Specific Plan and various Master Plans for Rancho Del Oro. The Board shall review and approve: amendments to the Density Management Table; development applications and improvement plans for conformance with the Specific Plan, the applicable Master Plan and recorded restrictions prior to submission of any application to the City of Oceanside for permits or approvals.

Residential Density Management Map -That map within the Specific Plan which establishes the density parameters for each of the residential areas of Rancho Del Oro. The Residential Density Management Map indicates the residential tract number, developable acres, maximum allowable density and minimum allowable density for each of the residential areas.

Residential Density Management Table -The table within the Specific Plan which indicates the number of dwelling units and corresponding density currently allocated to each of the residential areas of Rancho Del Oro. This table is also the mechanism used by Rancho Del Oro and the City to keep track of any amendments to the current allocations.

Tentative Subdivision Map -All reference to Tentative Subdivision Map refers to such maps as defined by the State of California Subdivision Map Act.

Tract Number -All of the residential areas of Rancho Del Oro are designated by a two-part tract number such as 1.1. The portion of the number to the left of the decimal point indicates in which Village the tract is located. The portion of the number to the right of the decimal point is the tract number within the Village.

APPENDIX B PRD MASTER PLAN EXHIBITS

EXHIBIT

TITLE

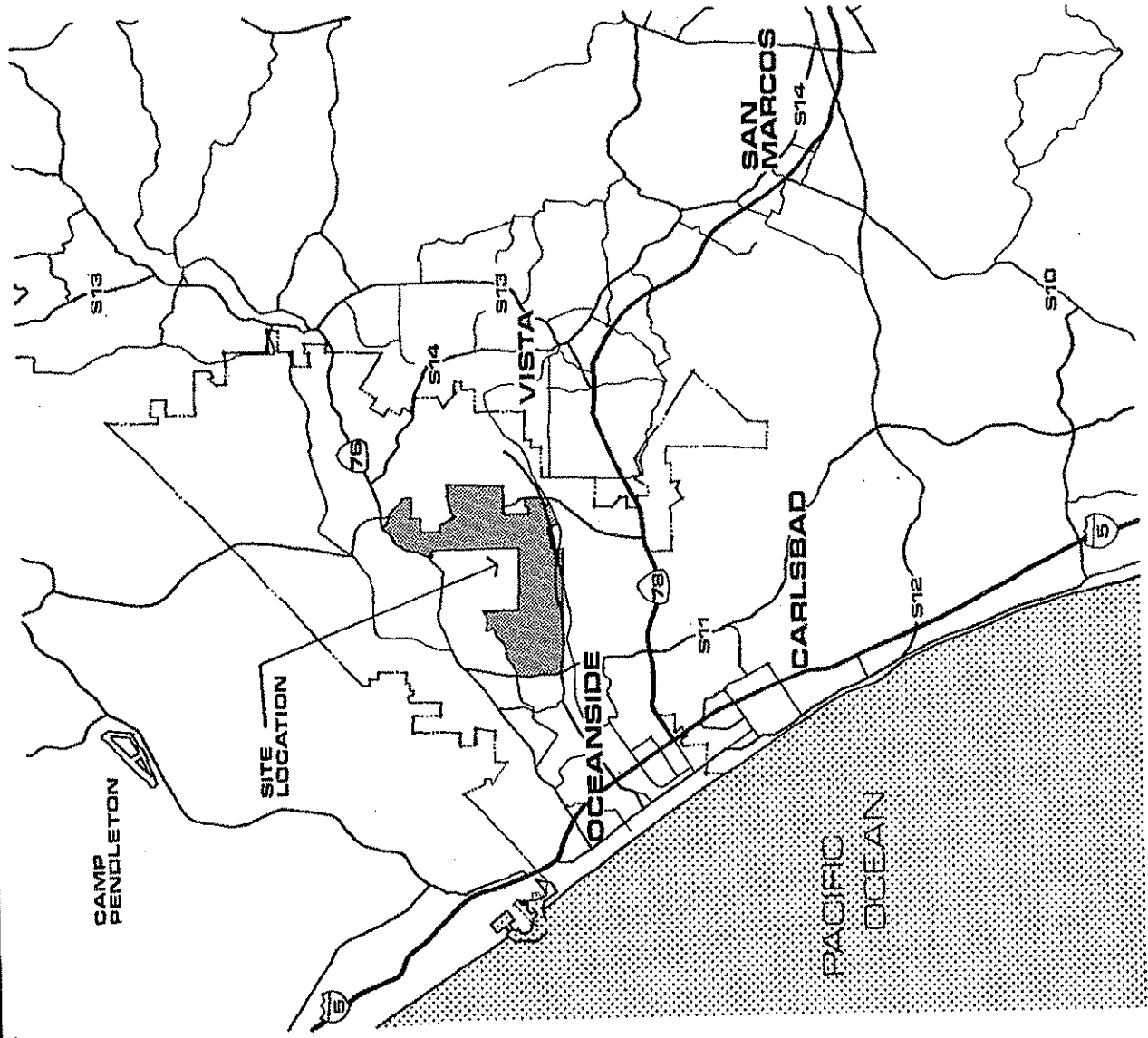
1	RANCHO DEL ORO SITE LOCATION MAP
2	PRD ZONING MAP
3	RESIDENTIAL VILLAGE LOCATIONS
4	REVIEW PROCESS FLOW CHART
5	ILLUSTRATIVE RESIDENTIAL PRODUCT TYPES
6	PRODUCT TYPES A, B, AND C
7	PRODUCT TYPES D, E, F, AND G
8	PRODUCT TYPES H, I, J, AND K
9	ILLUSTRATIVE SITE PLAN: VILLAGES I & II
10	ILLUSTRATIVE SITE PLAN: VILLAGE III
11	ILLUSTRATIVE SITE PLAN: VILLAGES IV & VII
12	ILLUSTRATIVE SITE PLAN: VILLAGES V & VI
13	ILLUSTRATIVE SITE PLAN: VILLAGE VIII
14	ILLUSTRATIVE SITE PLAN: VILLAGES I & II SINGLE FAMILY ALTERNATIVE
15	CIRCULATION SYSTEM
16	STREET CROSS SECTIONS: AB F2
17	STREET CROSS SECTIONS: G - M2
18	CUL-DE-SAC PARKING DESIGN
19	ILLUSTRATIVE SITE PLAN: VILLAGE XII

RANCHO DEL ORO



OCEANSIDE
CALIFORNIA

LOCATION MAP



DEVELOPER
RANCHO DEL ORO
COLIN SOBRENTO VALLEY ROAD
SAN DIEGO, CALIFORNIA

PLANNING CONSULTANT
LIGHTFOOT AND ASSOCIATES
1000 WEST STREET
OCEANSIDE, CALIFORNIA

COMMERCIAL PLANNING
SPPA
1045 STREET
SAN DIEGO, CALIFORNIA

CIVIL ENGINEER
CEP ASSOCIATED
5469 COMPLEX STREET
SAN DIEGO, CALIFORNIA

LAND PLANNER
ANTHONY M. GUZZARDO
AND ASSOCIATES, INC.
896 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA



OCT 1985

EXHIBIT 1

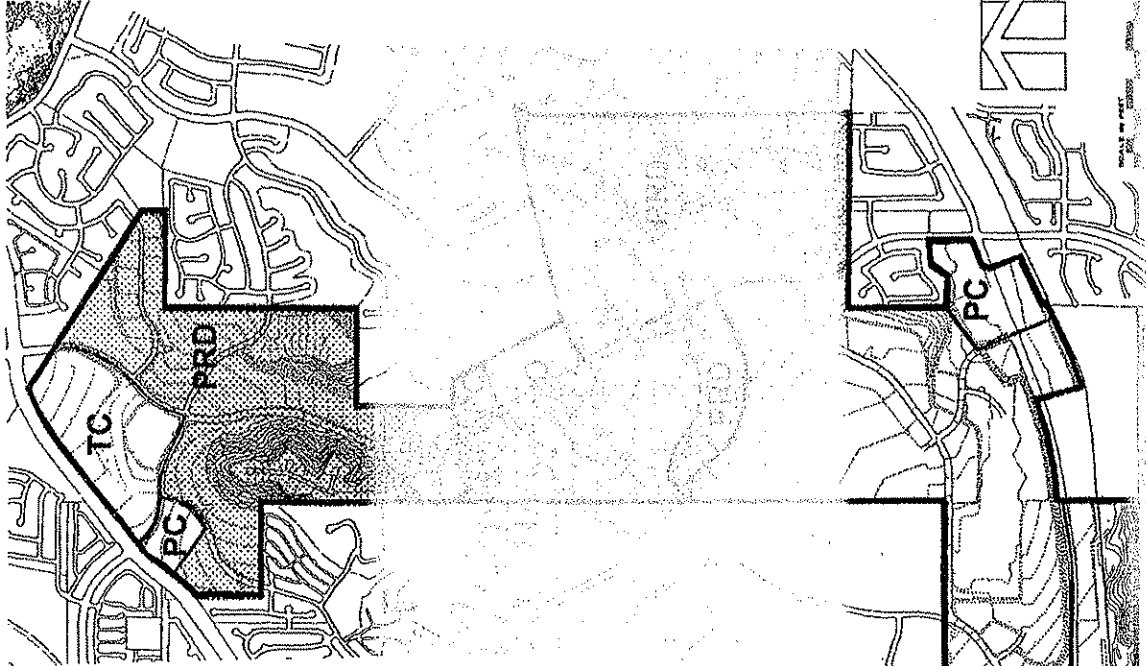
**RANCHO
DEL ORO**



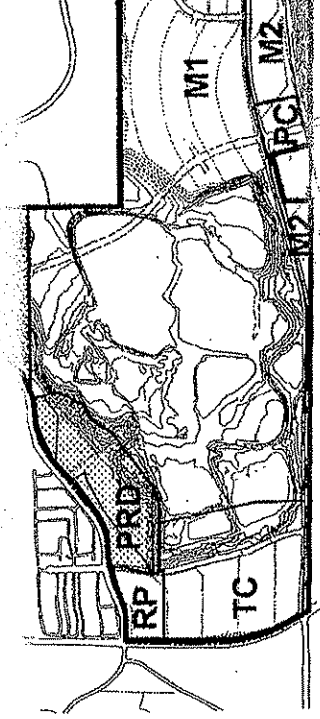
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CALIFORNIA**

**PLANNED
RESIDENTIAL
DEVELOPMENT
ZONING
MAP**

**EXHIBIT 2
REV. SEPT. 2006**



<u>ZONE DESIGNATION</u>	<u>ACREAGE</u>
PLANNED RESIDENTIAL DEVELOPMENT PRD	802.9
RESIDENTIAL PROFESSIONAL RP	14.3
TOWN CENTER TC	55.1
PLANNED COMMERCIAL PC	64.6
LIGHT INDUSTRIAL M1	696.4
M2	1.7
M3	2.8
M4	1.4
M5	1.4
M6	1.4
M7	1.4
M8	1.4
M9	1.4
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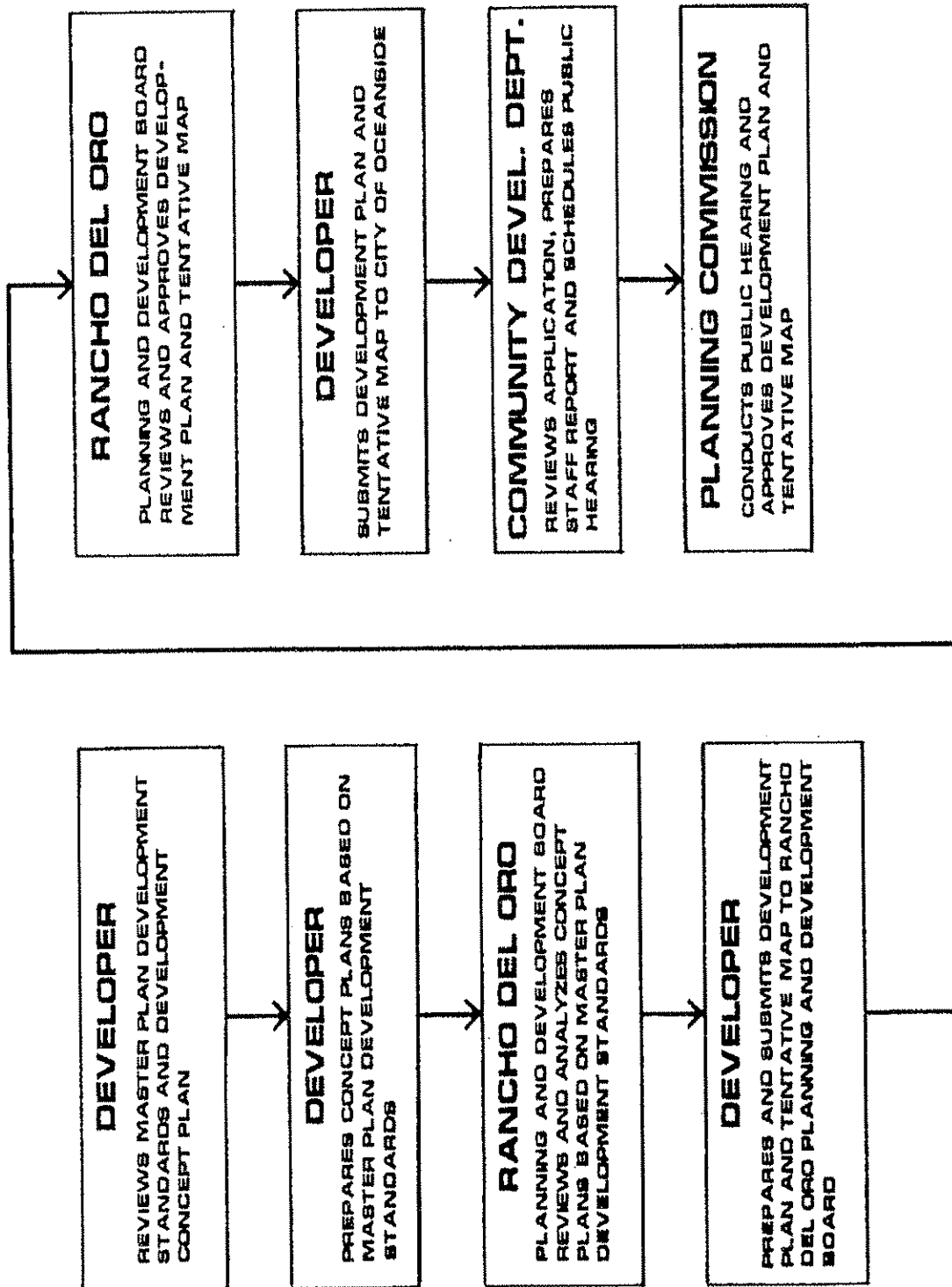


RANCHO DEL ORO



OCEANSIDE
CALIFORNIA

PRD REVIEW PROCESS FLOW CHART



DEVELOPER
COLLINS RANCHO DEL ORO
10000 COLLETTA ROAD
SAN DIEGO, CALIFORNIA

PLANNING CONSULTANT
LIGHTFOOT AND ASSOCIATES
108 FOURTH STREET
OCEANSIDE, CALIFORNIA

COMMERCIAL PLANNING
SOGRA
440 UPAS STREET
SAN DIEGO, CALIFORNIA

CIVIL ENGINEER
CEP ASSOCIATED
5466 COMPLEX STREET
SAN DIEGO, CALIFORNIA

LAND PLANNER
ANTHONY M. GUZZARDO
AND ASSOCIATES, INC.
836 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA

RANCHO DEL ORO



OCEANSIDE
CALIFORNIA

ILLUSTRATIVE RESIDENTIAL PRODUCT TYPES

DEVELOPER
COLLINS RANCHO DEL ORO
1700 S. CALIFORNIA ROAD
SAN DIEGO, CALIFORNIA

PLANNING CONSULTANT
LIGHTFOOT AND ASSOCIATES
708 FOURTH STREET
OCEANSIDE, CALIFORNIA

COMMERCIAL PLANNING
SORA
440 UPAS STREET
SAN DIEGO, CALIFORNIA

CIVIL ENGINEER
CVA ASSOCIATED
1466 COMPLEX STREET
SAN DIEGO, CALIFORNIA

LAND PLANNER
ANTHONY M. GUZZARDO
1000 CALIFORNIA STREET
SAN FRANCISCO, CALIFORNIA

EXHIBITS

DESIGNATION	HOUSING TYPE	TYPICAL LOT SIZE (SF)	TYPICAL DWELLING UNIT (SF)	SPECIFIC PLAN DENSITY (DU/AC)
A	Single Family	10,000 SF to lot size varies	Varies	2.0 Maximum
B	Single Family	10,000 SF and above	Varies	3.5 Maximum
C	Single Family	6,000 SF to 10,000 SF	1000 SF to 1800 SF	3.5 to 5.0
D	Single Family	4,000 SF to 6,000 SF	900 SF to 1450 SF	5.0 to 7.0
E	Patio Homes	3,500 SF to 4,000 SF	800 SF to 1350 SF	5.0 to 7.0
F	Cluster Detached	3,500 SF to 4,000 SF	800 SF to 1200 SF	7.0 to 10.0
G	Cluster Attached	N/A	950 SF to 1350 SF	7.0 to 10.0
H	Townhome	N/A	850 SF to 1350 SF	10.0 to 12.0
I	Townhome Stacked Flat	N/A	550 SF to 1250 SF	12.0 to 15.0
J	Condo/ Apartment	N/A	550 SF to 1250 SF	15.0 to 18.0
K	Condo/Apt. Stacked Flat	N/A	550 SF to 950 SF	18.0 to 21.0

RANCHO DEL ORO



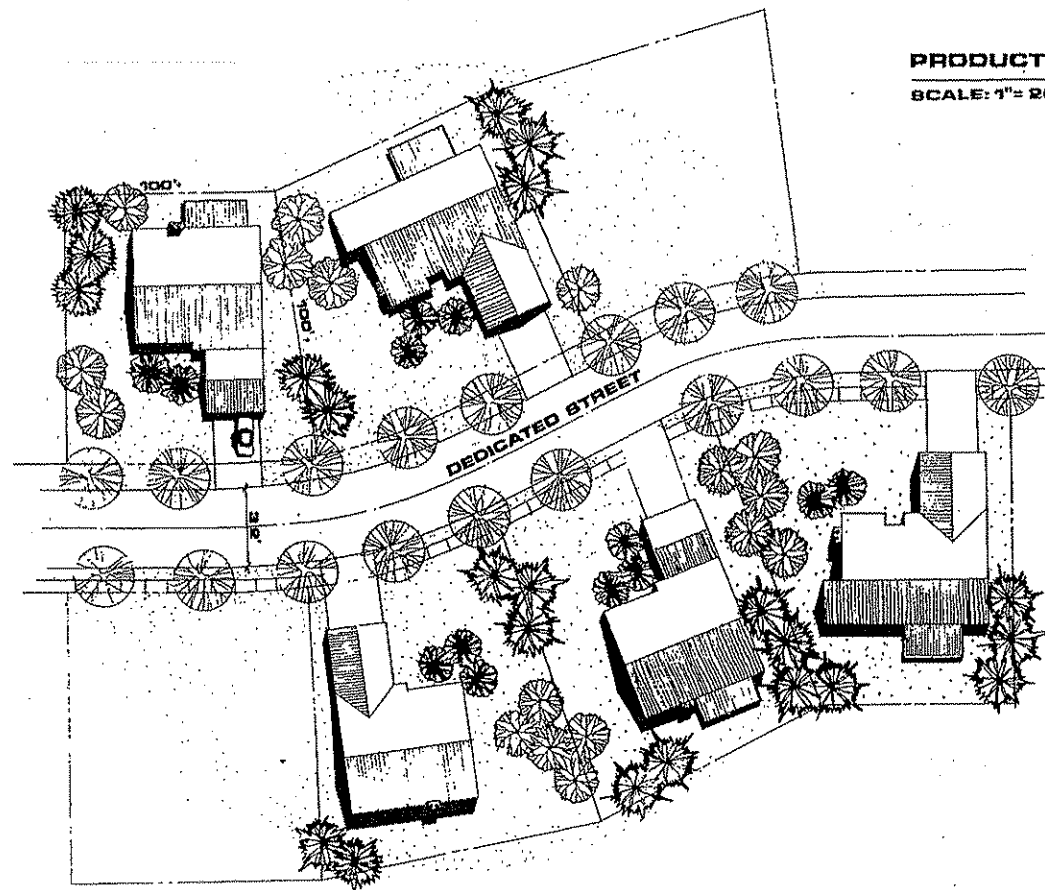
OCEANSIDE
CALIFORNIA

PRODUCT TYPE ANALYSIS

1



PRODUCT B FEE LOTS (10,000 S.F. MIN.)
SCALE: 1" = 20'-0" 3.5 DU'S/AC.



PRODUCT A ESTATE CLUSTER FEE LOTS
(10,000 S.F. MIN.)
SCALE 1" = 20'-0" 1.5 DU'S/AC.



PRODUCT C FEE LOTS (8,000 S.F. MIN.)
SCALE: 1" = 20'-0" 3.5 to 5.0 DU'S/AC.

DEVELOPER
COLLINS RANCHO DEL ORO
11750 SORRENTO VALLEY ROAD
SAN DIEGO, CALIFORNIA

PLANNING CONSULTANT
LIGHTFOOT AND ASSOCIATES
708 FOURTH STREET
OCEANSIDE, CALIFORNIA

COMMERCIAL PLANNING
SGPA
440 UPAS STREET
SAN DIEGO, CALIFORNIA

CIVIL ENGINEER
CEP ASSOCIATED
5466 COMPLEX STREET
SAN DIEGO, CALIFORNIA

LAND PLANNER
ANTHONY M. GUZZARDO
AND ASSOCIATES, INC.
836 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA

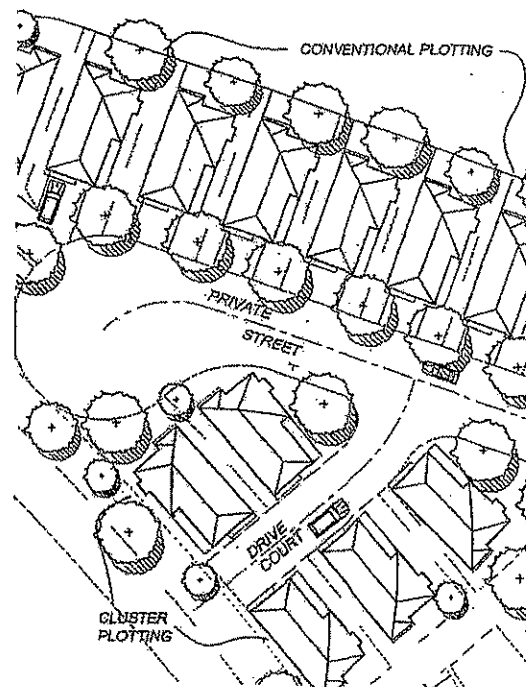
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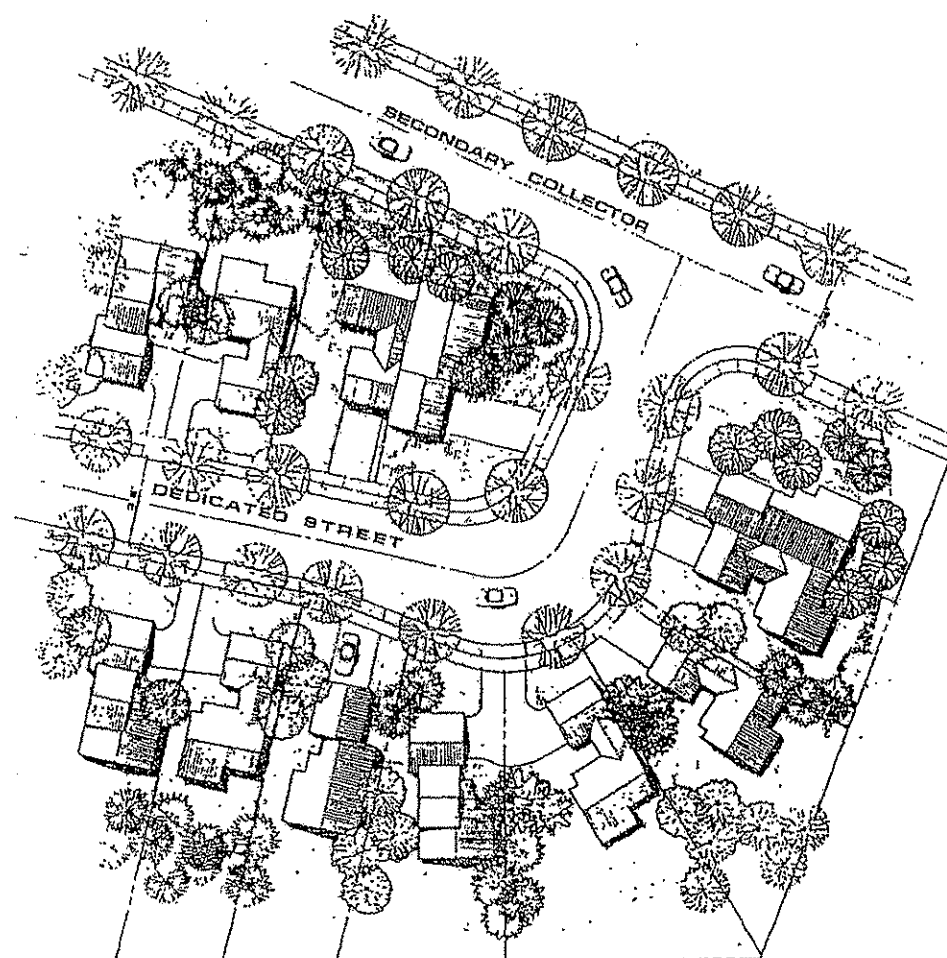
OCEANSIDE
CALIFORNIA

PRODUCT TYPE ANALYSIS

2

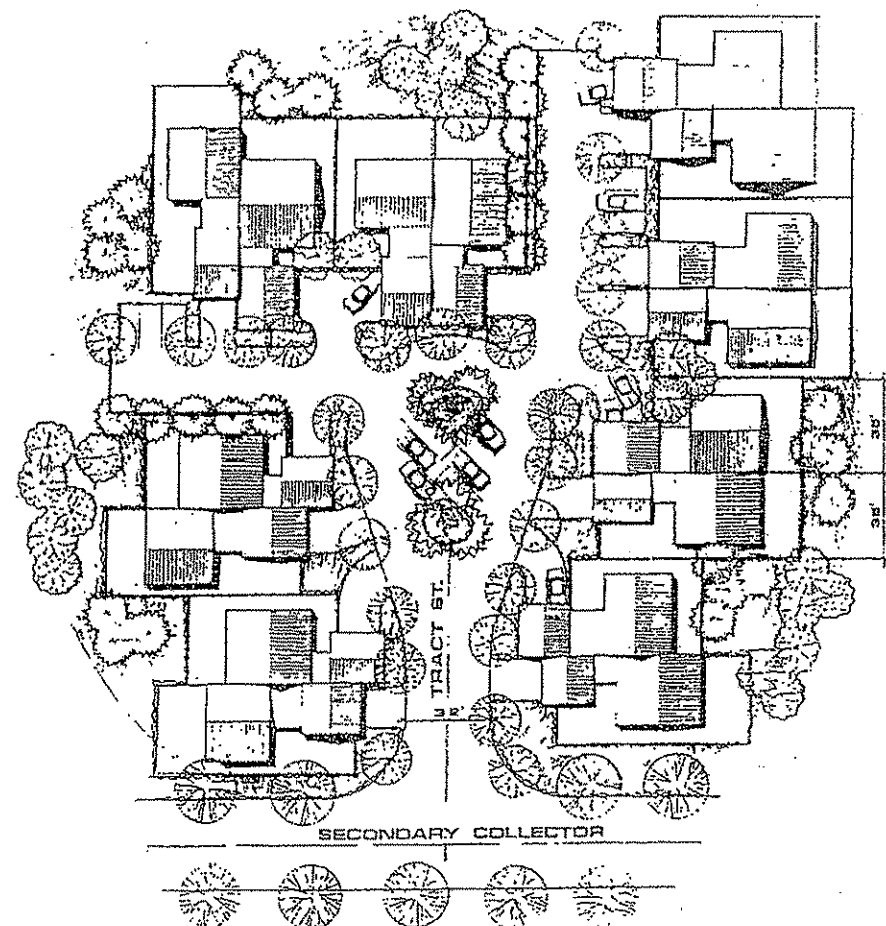


PRODUCT **F** DETACHED CONDOMINIUMS / GARDEN HOMES
N.T.B. 7-10 DU'S/AC.



PRODUCT **D** FEE LOTS (4,000 S.F. MIN.)
5-7 DU'S/AC.

PRODUCT **E** PATIO HOMES (3,500 S.F.-4,000 S.F.)
SCALE: 1"=20'-0" 5-7 DU'S/AC.



PRODUCT **G** ATTACHED CLUSTER
SCALE: 1"=20'-0" 7-10 DU'S/AC.

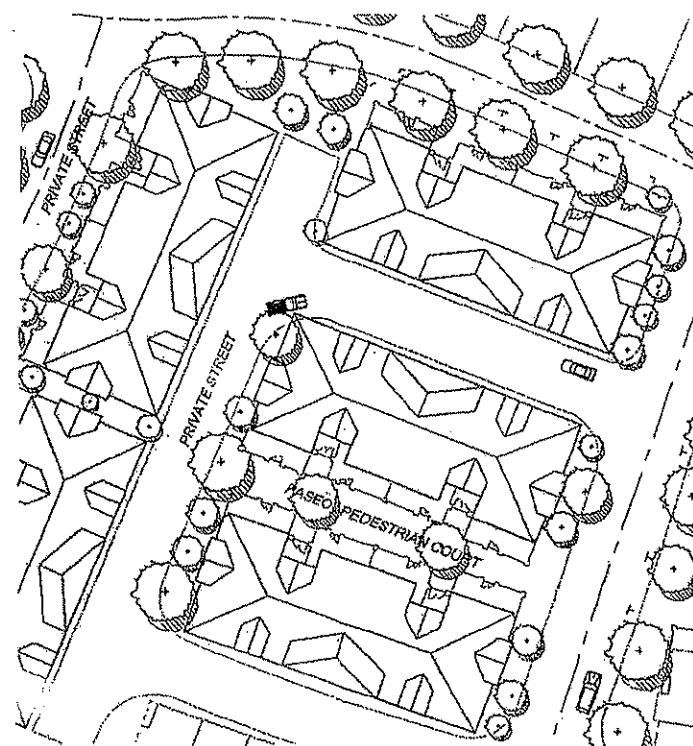
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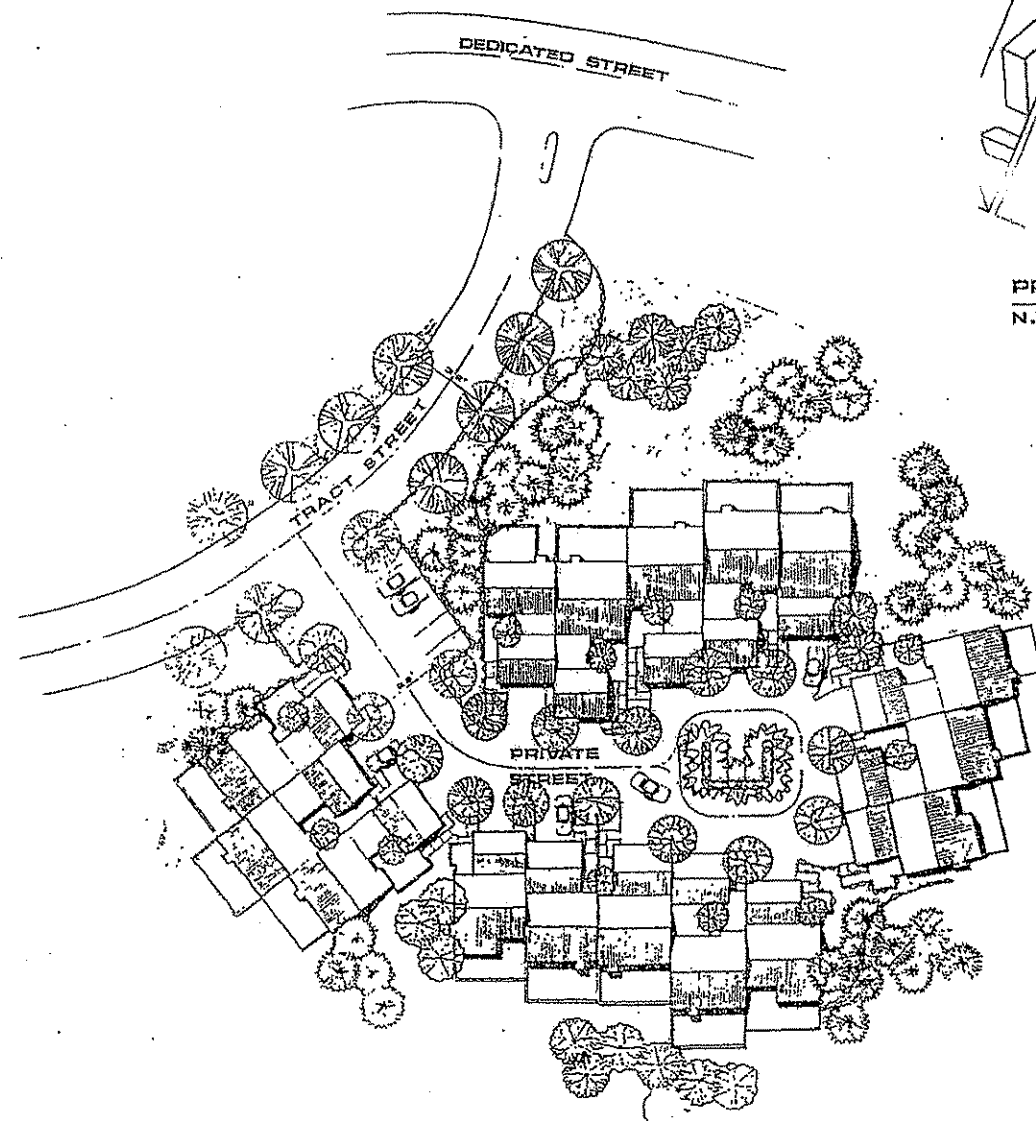
OCEANSIDE
CALIFORNIA

PRODUCT TYPE
ANALYSIS

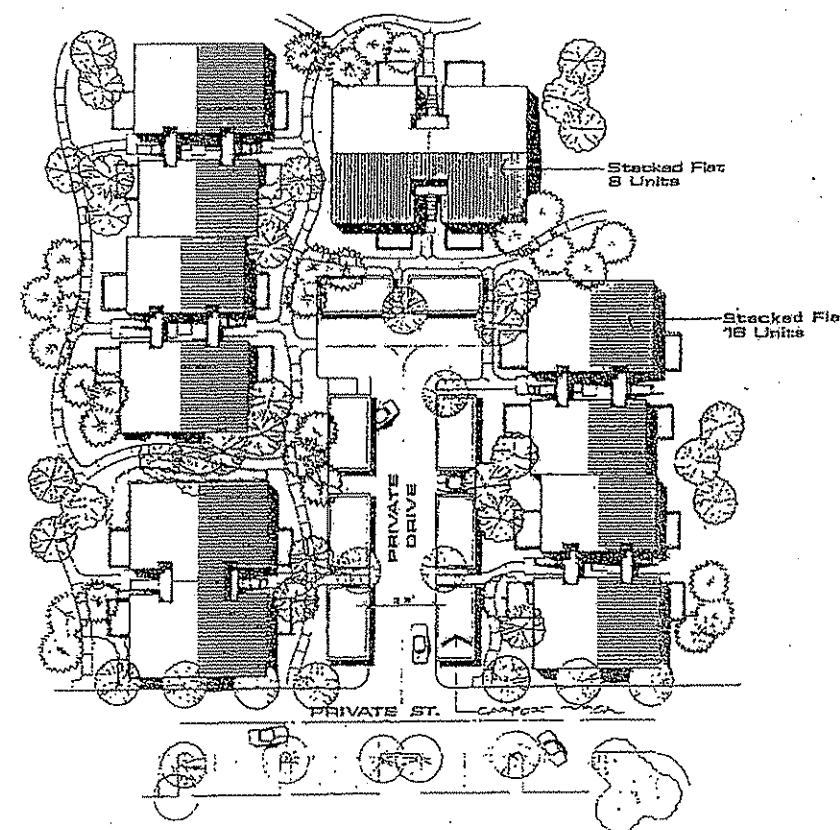
3



PRODUCT **I** - TOWNHOME/STACKED FLAT
N.T.S. 12-15 DU'S/AC.



PRODUCT **H** - TOWNHOME
SCALE: 1"=20'-0" 10-12 DU'S/AC.

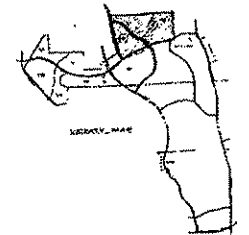


PRODUCT **J** - CONDO/APARTMENT
15-18 DU'S/AC.
PRODUCT **K** - CONDO/APARTMENT
SCALE: 1"=20'-0" 18-21 DU'S/AC.

RANCHO DEL ORO



OCEANSIDE
CALIFORNIA



VILLAGES I & II

ILLUSTRATIVE
SITE PLAN

DEVELOPER
COLLINS RANCHO DEL ORO
11750 SORRENTO VALLEY ROAD
SAN DIEGO, CALIFORNIA

PLANNING CONSULTANT
LIGHTFOOT AND ASSOCIATES
708 FOURTH STREET
OCEANSIDE, CALIFORNIA

COMMERCIAL PLANNING
SGPA
440 UPAS STREET
SAN DIEGO, CALIFORNIA

CIVIL ENGINEER
CEP ASSOCIATED
5466 COMPLEX STREET
SAN DIEGO, CALIFORNIA

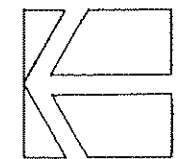
LAND PLANNER
ANTHONY M. GUZZARDO
AND ASSOCIATES, INC.
836 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA



RESIDENTIAL PRODUCT TYPES

KEY TYPE	D.U./A.C.	SIZE
A Single Family	1.5	10,000 s.f. Pad
B Single Family	3.5	10,000 s.f.
C Single Family	3.5-5.0	8,000 s.f.
D Single Family	5.0-7.0	4,000 s.f.
E Patio Home	5.0-7.0	3,500-4,000 s.f.
F Cluster Detached	7.0-10.0	3,500-4,000 s.f.
G Cluster Attached	7.0-10.0	N.A.
H Townhome	10.0-12.0	N.A.
I Townhome/Stacked Flat	12.0-15.0	N.A.
J Condo/Apartment	15.0-18.0	N.A.
K Condo/Apartment Stacked Flat	18.0-21.0	N.A.

Tract No.	Housing Type	Unit Count	Developable Acreage
1.2 G		34	4.7



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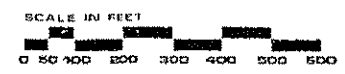
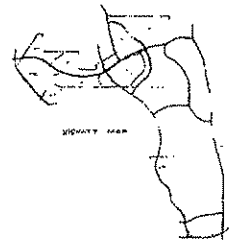


EXHIBIT B

RANCHO DEL ORO



OCEANSIDE CALIFORNIA



VILLAGE III

ILLUSTRATIVE SITE PLAN

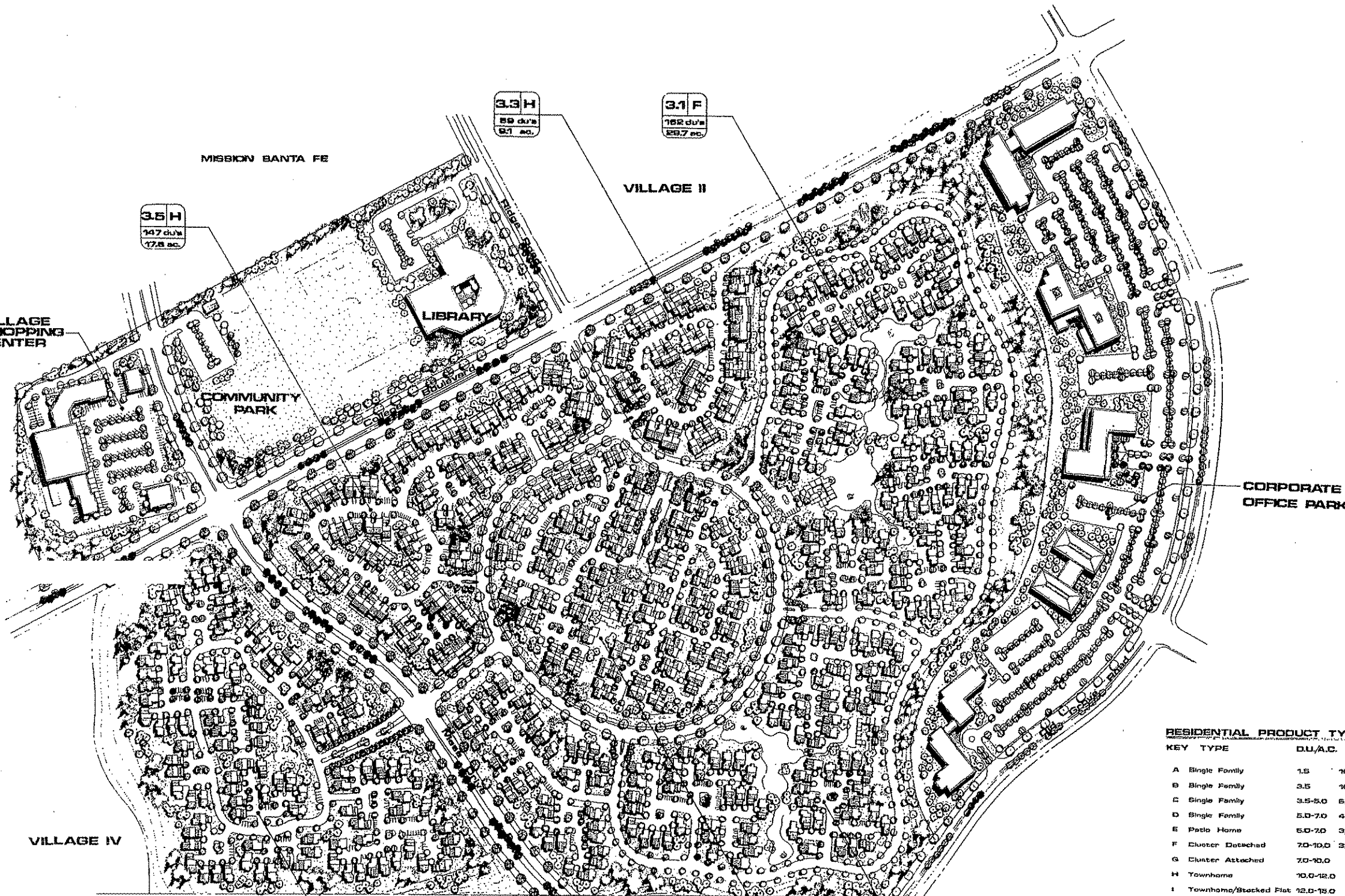
DEVELOPER
COLLINS RANCHO DEL ORO
11750 SORRENTO VALLEY ROAD
SAN DIEGO, CALIFORNIA

PLANNING CONSULTANT
LIGHTFOOT AND ASSOCIATES
708 FOURTH STREET
OCEANSIDE, CALIFORNIA

COMMERCIAL PLANNING
SGPA
440 UPAS STREET
SAN DIEGO, CALIFORNIA

CIVIL ENGINEER
CEP ASSOCIATED
5466 COMPLEX STREET
SAN DIEGO, CALIFORNIA

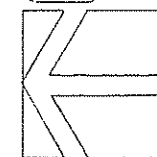
LAND PLANNER
ANTHONY M. GUZZARDO
AND ASSOCIATES, INC.
836 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA



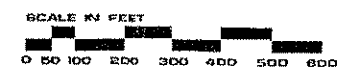
RESIDENTIAL PRODUCT TYPES

KEY TYPE	D.U./A.C.	SIZE
A Single Family	1.5	10,000 s.f. Pad
B Single Family	3.5	10,000 s.f.
C Single Family	3.5-5.0	6,000 s.f.
D Single Family	5.0-7.0	4,000 s.f.
E Patio Home	5.0-7.0	3,500-4,000 s.f.
F Cluster Detached	7.0-10.0	3,500-4,000 s.f.
G Cluster Attached	7.0-10.0	N.A.
H Townhome	10.0-12.0	N.A.
I Townhome/Stacked Flat	12.0-15.0	N.A.
J Condo/Apartment	15.0-18.0	N.A.
K Condo/Apartment Stacked Flat	18.0-21.0	N.A.

3.5 H Tract No.
89 du's Housing Type
17.8 ac Unit Count
Developable Acreage



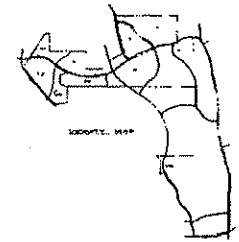
OCT 1985



RANCHO DEL ORO



OCEANSIDE
CALIFORNIA



VILLAGES IV & VII

ILLUSTRATIVE
SITE PLAN

DEVELOPER
COLLINS RANCHO DEL ORO
11750 SORRENTO VALLEY ROAD
SAN DIEGO, CALIFORNIA

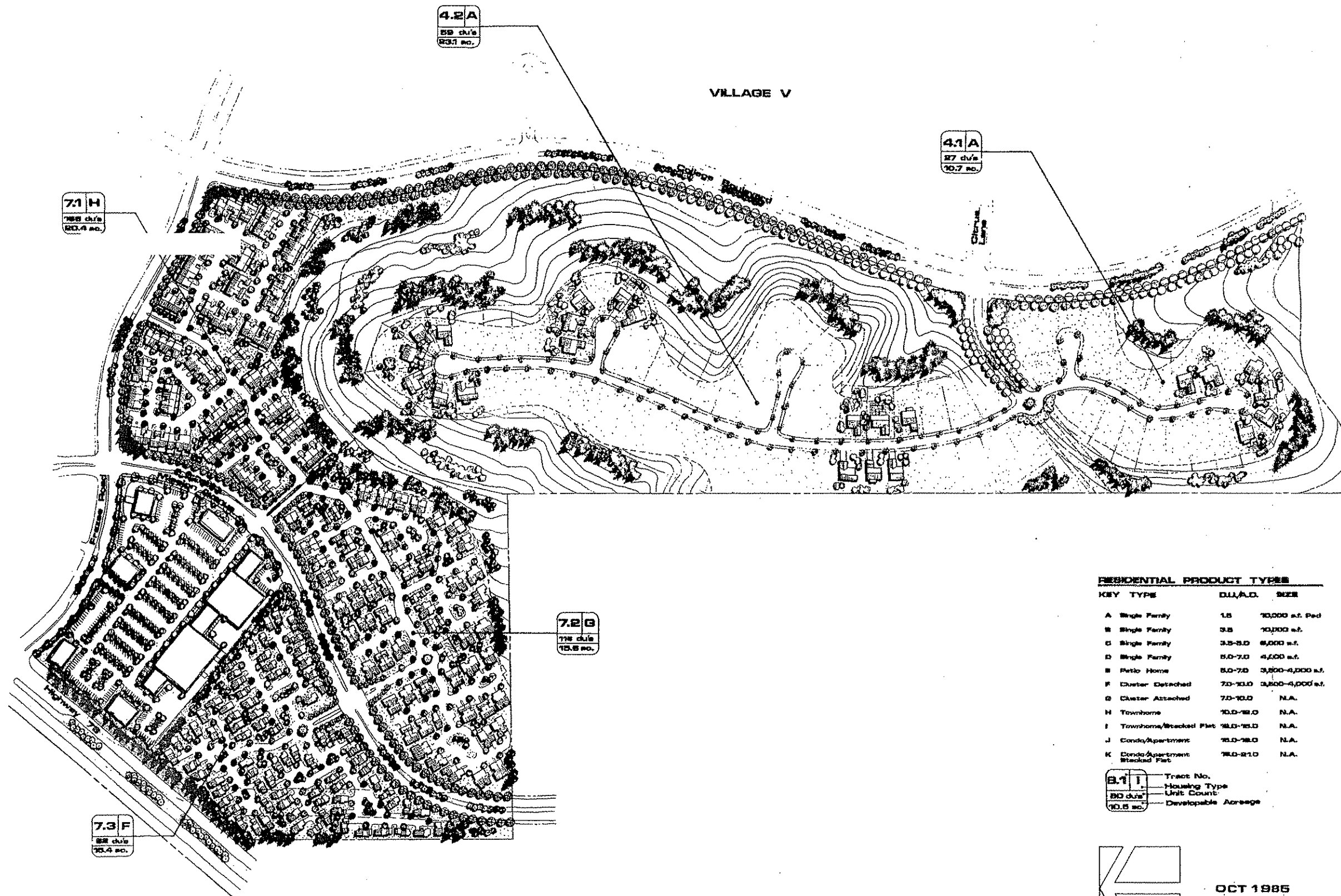
PLANNING CONSULTANT
LIGHTFOOT AND ASSOCIATES
708 FOURTH STREET
OCEANSIDE, CALIFORNIA

COMMERCIAL PLANNING
SGPA
440 UPAS STREET
SAN DIEGO, CALIFORNIA

CIVIL ENGINEER
CEP ASSOCIATED
5466 COMPLEX STREET
SAN DIEGO, CALIFORNIA

LAND PLANNER
ANTHONY M. GUZZARDO
AND ASSOCIATES, INC.
836 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA

VILLAGE V



RESIDENTIAL PRODUCT TYPES

KEY TYPE	D.U.A.C.	SIZE
A Single Family	1.5	10,000 s.f. Pad
B Single Family	3.5	10,000 s.f.
C Single Family	3.5-5.0	6,000 s.f.
D Single Family	5.0-7.0	4,200 s.f.
E Patio Home	5.0-7.0	3,500-4,000 s.f.
F Cluster Detached	7.0-10.0	3,500-4,000 s.f.
G Cluster Attached	7.0-10.0	N.A.
H Townhome	10.0-18.0	N.A.
I Townhome/Stacked Flat	18.0-18.0	N.A.
J Condo/Apartment	18.0-18.0	N.A.
K Condo/Apartment Stacked Flat	18.0-21.0	N.A.

8.1 I	Tract No.
80 du's	Housing Type
10.5 ac.	Unit Count
	Developable Acreage



OCT 1985

SCALE IN FEET



EXHIBIT 11

RANCHO DEL ORO



OCEANSIDE
CALIFORNIA

VILLAGES V&VI

ILLUSTRATIVE SITE PLAN

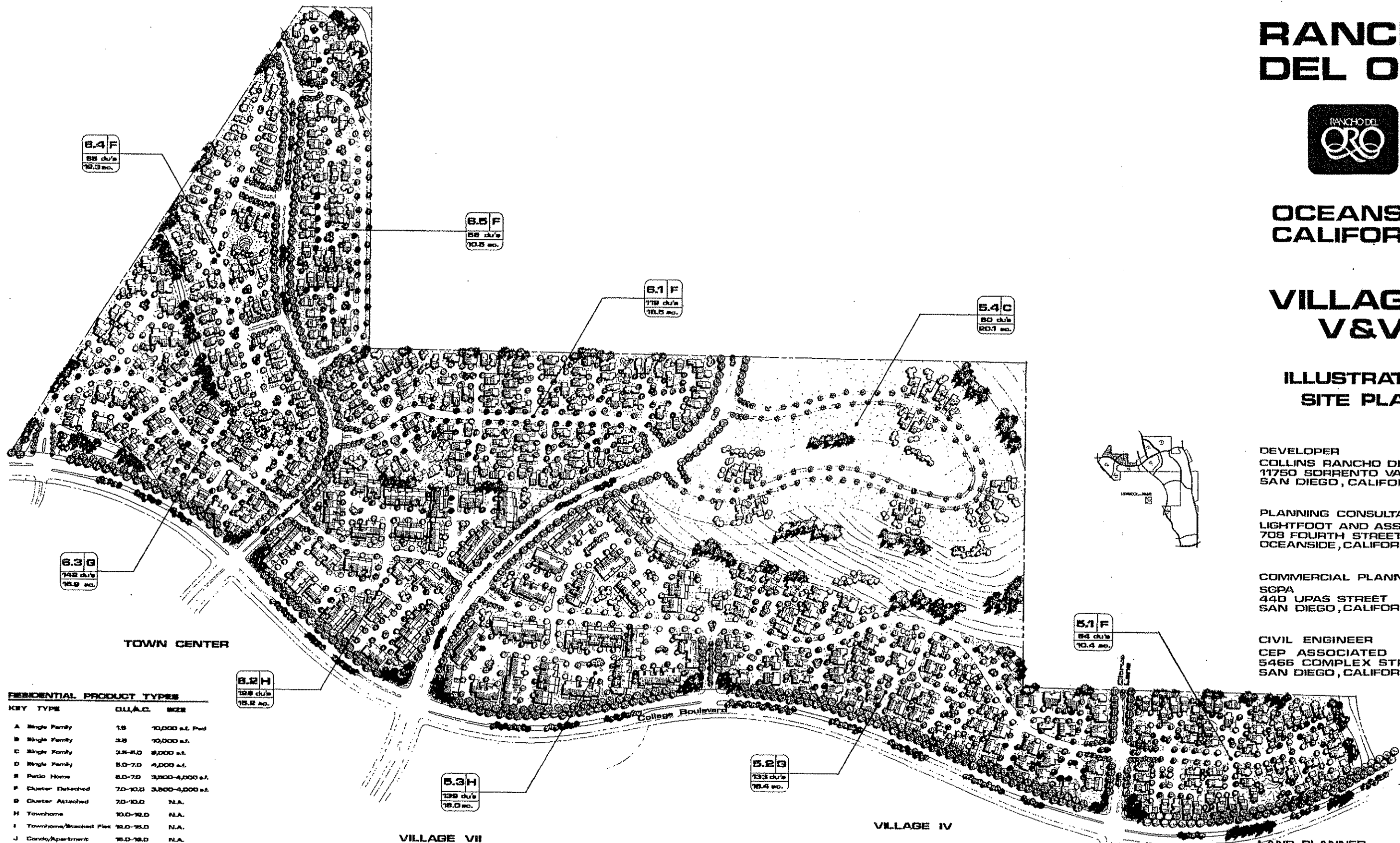
DEVELOPER
COLLINS RANCHO DEL ORO
11750 SORRENTO VALLEY ROAD
SAN DIEGO, CALIFORNIA

PLANNING CONSULTANT
LIGHTFOOT AND ASSOCIATES
708 FOURTH STREET
OCEANSIDE, CALIFORNIA

COMMERCIAL PLANNING
SGPA
440 UPAS STREET
SAN DIEGO, CALIFORNIA

CIVIL ENGINEER
CEP ASSOCIATED
5466 COMPLEX STREET
SAN DIEGO, CALIFORNIA

LAND PLANNER
ANTHONY M. GUZZARDO
AND ASSOCIATES, INC.
836 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA



RESIDENTIAL PRODUCT TYPES

KEY TYPE	D.U./A.C.	SIZE
A Single Family	1.8	10,000 s.f. Pad
B Single Family	3.8	10,000 s.f.
C Single Family	2.5-5.0	8,000 s.f.
D Single Family	5.0-7.0	4,000 s.f.
E Patio Home	5.0-7.0	3,500-4,000 s.f.
F Cluster Detached	7.0-10.0	3,500-4,000 s.f.
G Cluster Attached	7.0-10.0	N.A.
H Townhome	10.0-12.0	N.A.
I Townhome/Stacked Flat	15.0-18.0	N.A.
J Condo/Apartment	15.0-18.0	N.A.
K Condo/Apartment Stacked Flat	18.0-21.0	N.A.

6.1 I	Tract No.
80 du's	Housing Type
10.5 ac.	Unit Count
	Developable Acreage

OCT 1985

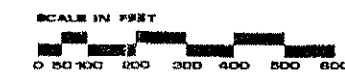
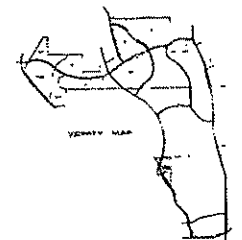


EXHIBIT 12

RANCHO DEL ORO



OCEANSIDE
CALIFORNIA



VILLAGE VIII

ILLUSTRATIVE
SITE PLAN

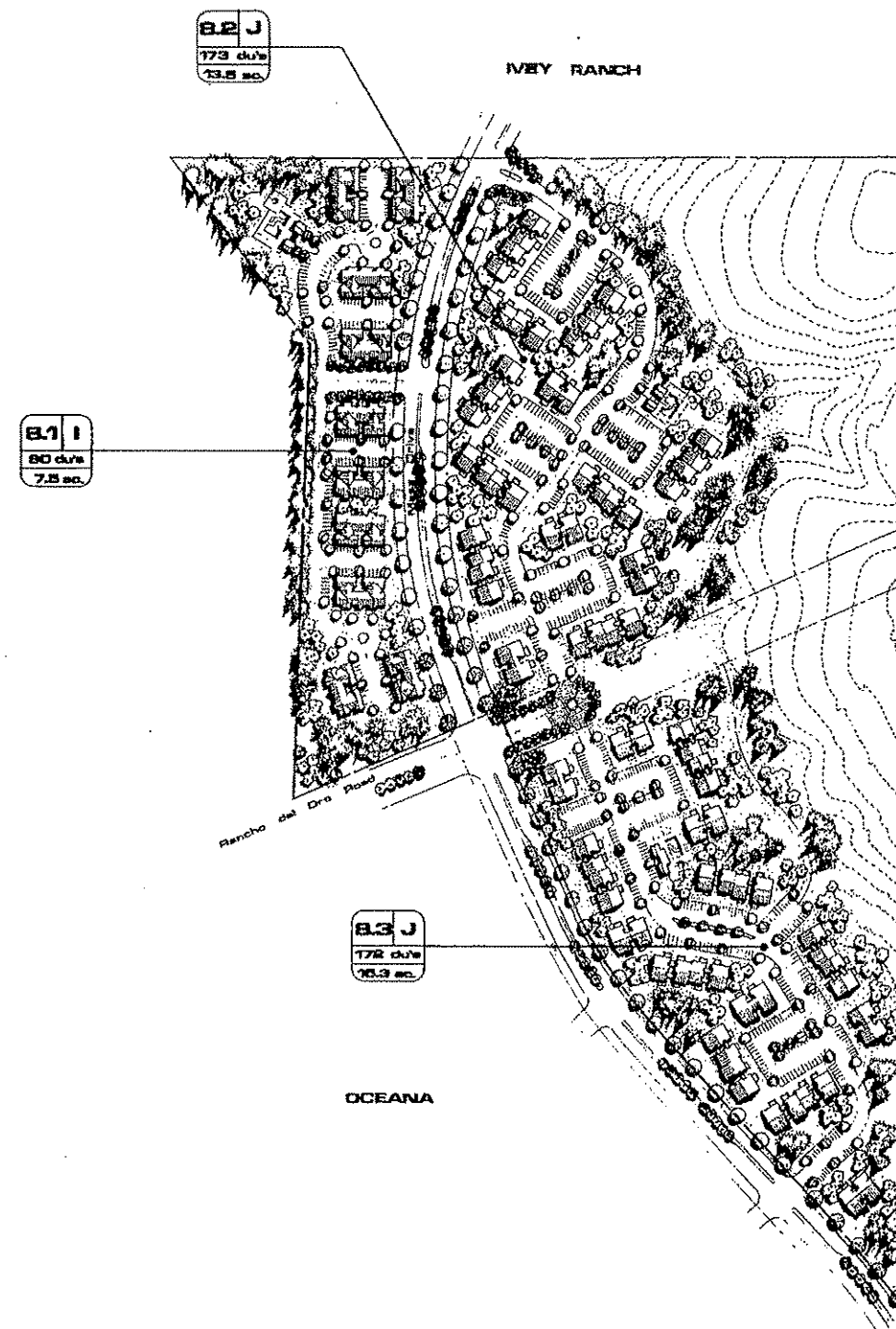
DEVELOPER
COLLINS RANCHO DEL ORO
11750 SORRENTO VALLEY ROAD
SAN DIEGO, CALIFORNIA

PLANNING CONSULTANT
LIGHTFOOT AND ASSOCIATES
708 FOURTH STREET
OCEANSIDE, CALIFORNIA

COMMERCIAL PLANNING
SGPA
440 UPAS STREET
SAN DIEGO, CALIFORNIA

CIVIL ENGINEER
CEP ASSOCIATED
5466 COMPLEX STREET
SAN DIEGO, CALIFORNIA

LAND PLANNER
ANTHONY M. GUZZARDO
AND ASSOCIATES, INC.
836 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA



RESIDENTIAL PRODUCT TYPES

KEY TYPE	D.U./A.C.	SIZE
A Single Family	1.5	70,000 s.f. Pod
B Single Family	3.5	70,000 s.f.
C Single Family	3.5-5.0	5,000 s.f.
D Single Family	5.0-7.0	4,000 s.f.
E Patio Home	5.0-7.0	3,500-4,000 s.f.
F Cluster Detached	7.0-10.0	3,500-4,000 s.f.
G Cluster Attached	7.0-10.0	N.A.
H Townhome	10.0-15.0	N.A.
I Townhome/Stacked Flat	12.0-15.0	N.A.
J Condo/Apartment	75.0-90.0	N.A.
K Condo/Apartment Stacked Flat	70.0-81.0	N.A.

Tract No.	Housing Type	Unit Count	Developable Acreage
B.1 I		80 du's	7.5 ac



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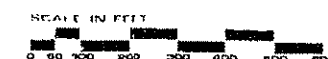
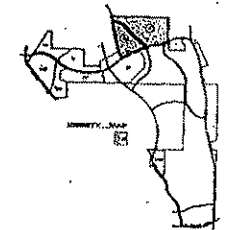


EXHIBIT 13

RANCHO DEL ORO



OCEANSIDE
CALIFORNIA



VILLAGES I & II

ILLUSTRATIVE
SITE PLAN
SINGLE FAMILY
ALTERNATIVE

DEVELOPER
COLLINS RANCHO DEL ORO
11750 SORRENTO VALLEY ROAD
SAN DIEGO, CALIFORNIA

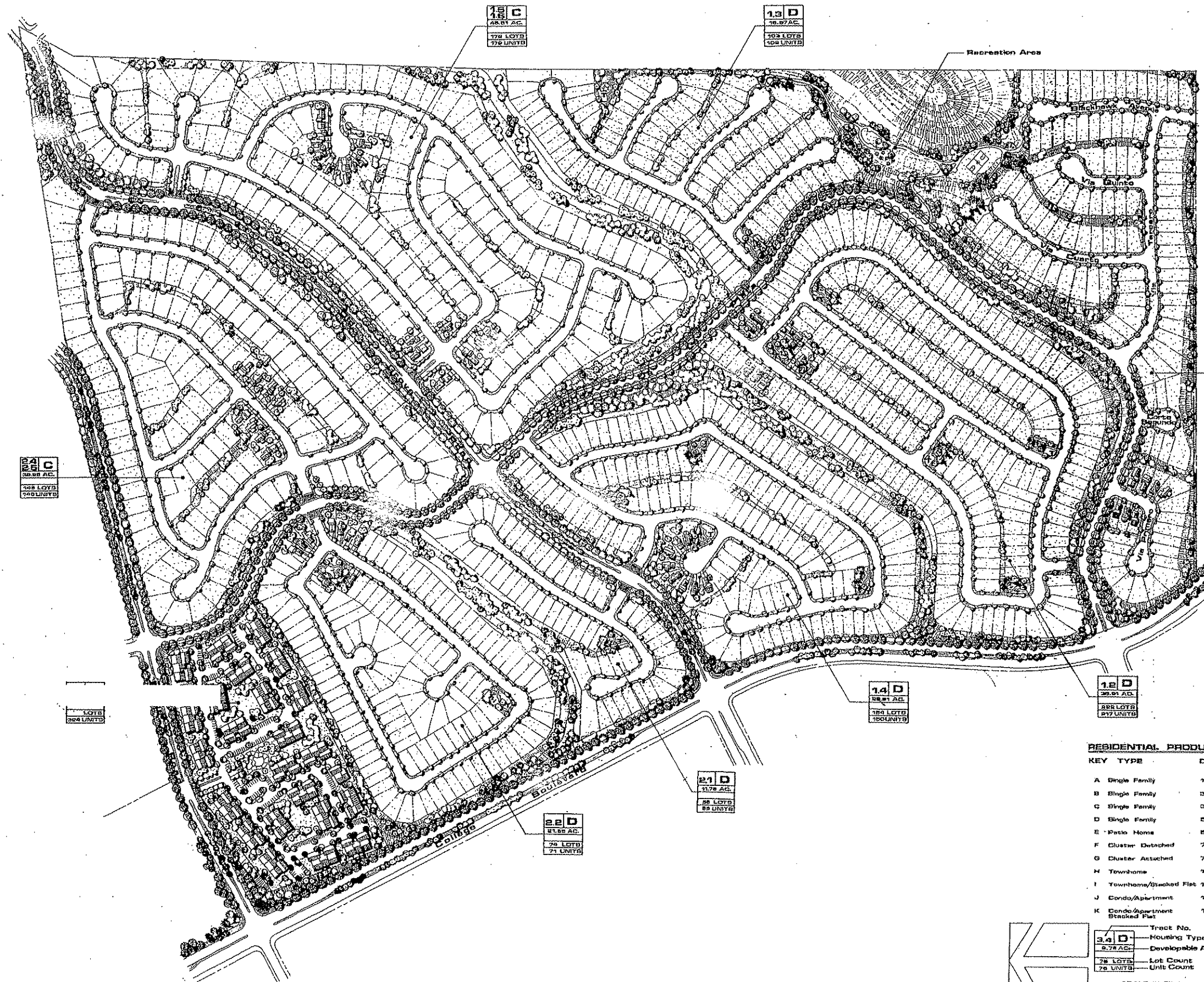
PLANNING CONSULTANT
LIGHTFOOT AND ASSOCIATES
708 FOURTH STREET
OCEANSIDE, CALIFORNIA

CIVIL ENGINEER
SB & O
3615 KEANY VILLA ROAD
SAN DIEGO, CALIFORNIA

CIVIL ENGINEER
CEP ASSOCIATED
5466 COMPLEX STREET
SAN DIEGO, CALIFORNIA

LAND PLANNER
ANTHONY M. GUZZARDO
AND ASSOCIATES, INC.
836 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA

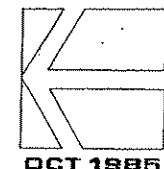
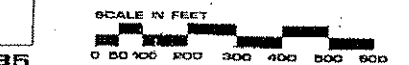
EXHIBIT 14



RESIDENTIAL PRODUCT TYPES

KEY TYPE	DU/AC	SIZE
A Single Family	1.5	70,000 s.f. Pad
B Single Family	3.5	10,000 s.f.
C Single Family	3.5-5.0	6,000 s.f.
D Single Family	5.0-7.0	4,000 s.f.
E *Patio Home	5.0-7.0	3,500-4,000 s.f.
F Cluster Detached	7.0-10.0	3,500-4,000 s.f.
G Cluster Attached	7.0-10.0	N.A.
H Townhome	10.0-15.0	N.A.
I Townhome/Stacked Flat	12.0-15.0	N.A.
J Condo/Apartment	15.0-18.0	N.A.
K Condo/Apartment Stacked Flat	18.0-21.0	N.A.

Tract No.	T- Tot. Lot
13 C	108 LOTS
13 D	108 LOTS
14 D	108 LOTS
18 D	108 LOTS
21 D	108 LOTS
22 D	108 LOTS
24 C	108 LOTS
11 C	108 LOTS



OCT 1985

RANCHO DEL ORO



OCEANSIDE
CALIFORNIA

CIRCULATION SYSTEM

DEVELOPER
COLLINS RANCHO DEL ORO
3500 COLLEGE AVENUE
SAN DIEGO, CALIFORNIA

PLANNING CONSULTANT
LEIGHTON AND ASSOCIATES
1000 FIFTH AVENUE
OCEANSIDE, CALIFORNIA

COMMERCIAL PLANNING
SGBA
440 URAS STREET
SAN DIEGO, CALIFORNIA

CIVIL ENGINEER
CEP ASSOCIATED
5486 COMPLEX STREET
SAN DIEGO, CALIFORNIA

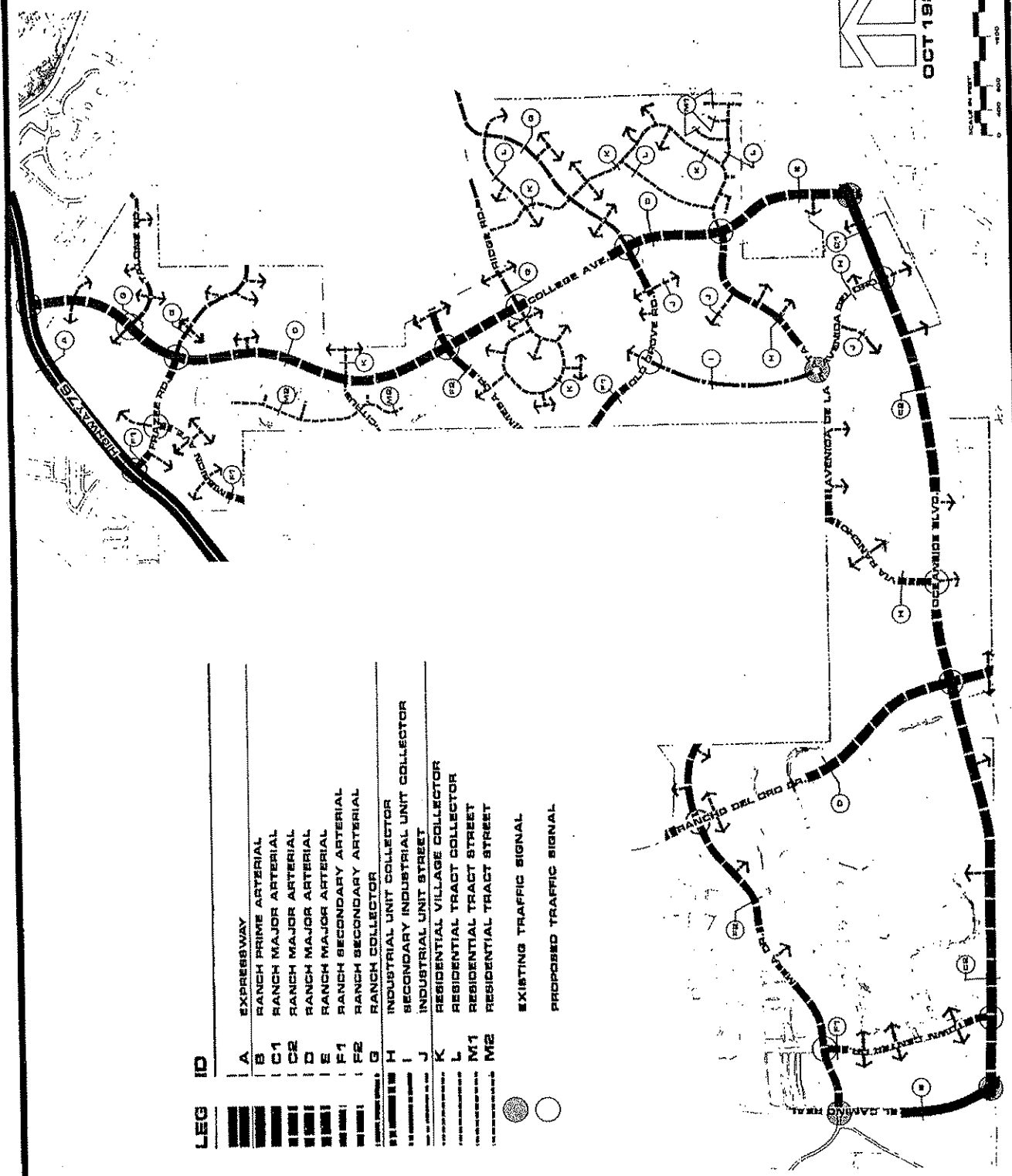
LAND PLANNER
ANTHONY M. GUZZARDO
AND ASSOCIATES, INC.
535 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA



OCT 1985



EXHIBIT 15



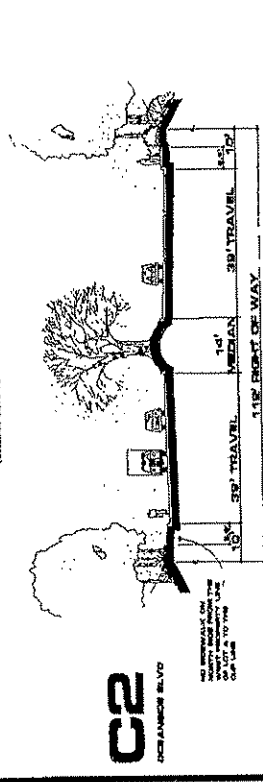
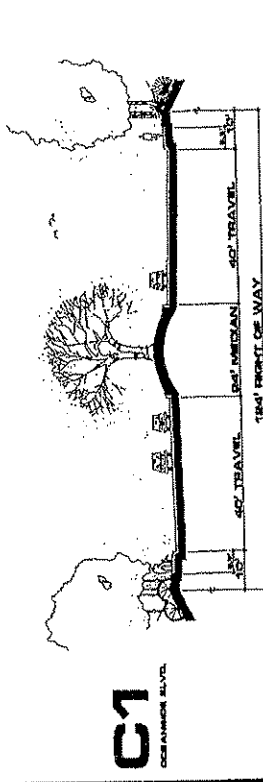
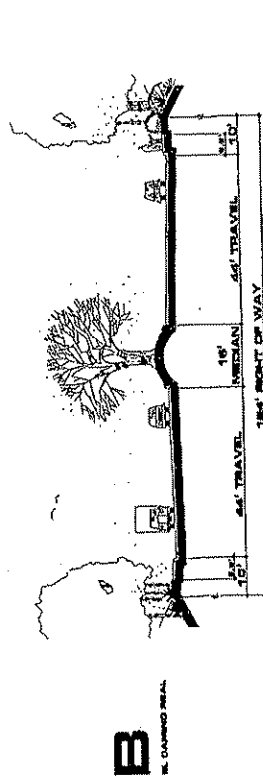
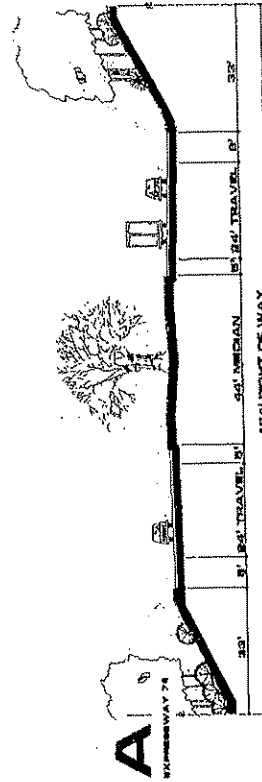
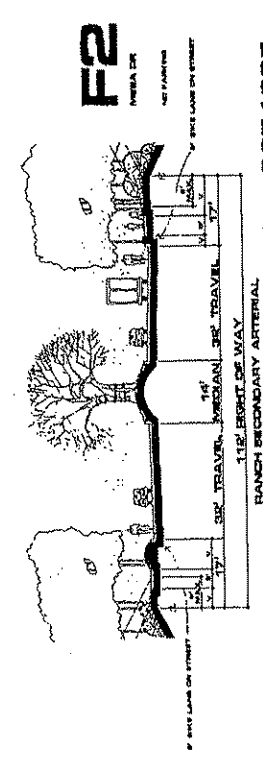
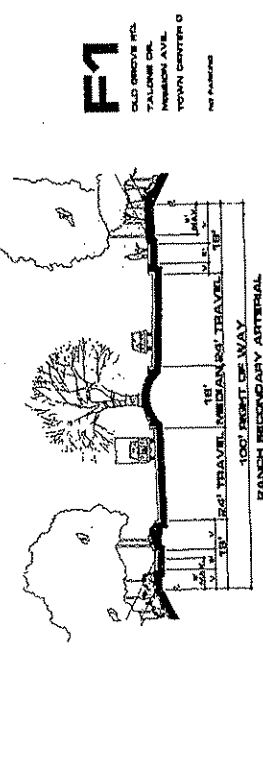
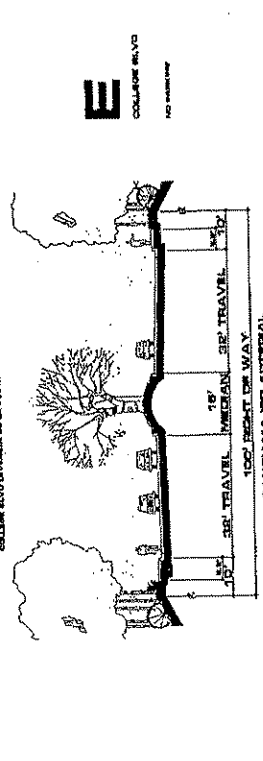
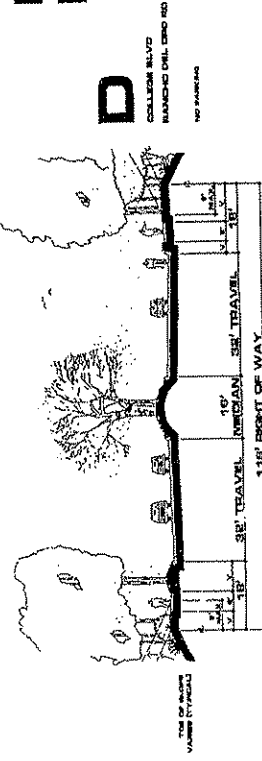
LEG	ID	Description
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Thick dashed line	B	RANCH PRIME ARTERIAL
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Thick solid line with dashes	C2	RANCH MAJOR ARTERIAL
Thick solid line with dashes	D	RANCH MAJOR ARTERIAL
Thick solid line with dashes	E	RANCH MAJOR ARTERIAL
Thick solid line with dashes	F1	RANCH SECONDARY ARTERIAL
Thick solid line with dashes	F2	RANCH SECONDARY ARTERIAL
Thick solid line with dashes	G	RANCH COLLECTOR
Thick solid line with dashes	H	INDUSTRIAL UNIT COLLECTOR
Thick solid line with dashes	I	SECONDARY INDUSTRIAL UNIT COLLECTOR
Thick solid line with dashes	J	INDUSTRIAL UNIT STREET
Thick solid line with dashes	K	RESIDENTIAL VILLAGE COLLECTOR
Thick solid line with dashes	L	RESIDENTIAL TRACT COLLECTOR
Thick solid line with dashes	M1	RESIDENTIAL TRACT STREET
Thick solid line with dashes	M2	RESIDENTIAL TRACT STREET
Circle with dot		EXISTING TRAFFIC SIGNAL
Circle		PROPOSED TRAFFIC SIGNAL

RANCHO DEL ORO



OCEANSIDE CALIFORNIA

STREET CROSS SECTIONS



DEVELOPER
COLLINS RANCHO DEL ORO
1750 SCRIBBENT VALLEY ROAD
SAN DIEGO, CALIFORNIA

PLANNING CONSULTANT
LIGHTFOOT AND ASSOCIATES
708 FOURTH STREET
OCEANSIDE, CALIFORNIA

COMMERCIAL PLANNING
SGPA
1440 MIAS STREET
SAN DIEGO, CALIFORNIA

CIVIL ENGINEER
CEP ASSOCIATED
3400 LA JOLLA STREET
SAN DIEGO, CALIFORNIA

LAND PLANNER
ANTHONY M. GAZZARDI
350 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA

OCT 1985

EXHIBIT 16

RANCHO DEL ORO

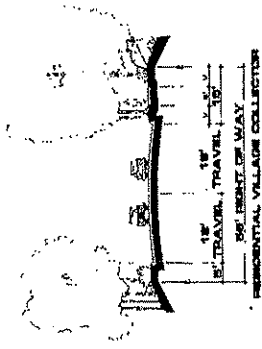


OCEANSIDE CALIFORNIA

STREET CROSS SECTIONS

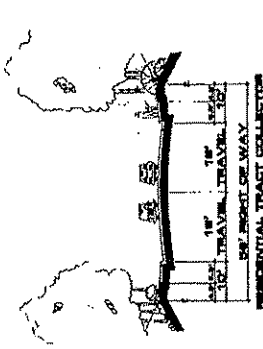
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NO. 10000 PROJECTOR ON STREET
 100' TRAVEL
 10' SIDEWALK
 10' PLANTING



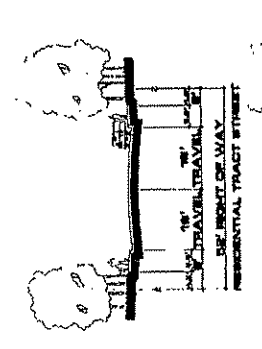
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NO. 10000 PROJECTOR ON STREET
 100' TRAVEL
 10' SIDEWALK
 10' PLANTING



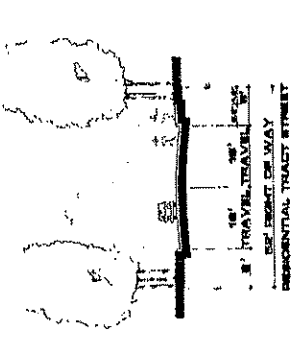
M1

NO. 10000 PROJECTOR ON STREET
 100' TRAVEL
 10' SIDEWALK
 10' PLANTING



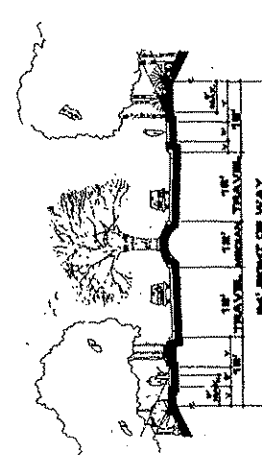
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NO. 10000 PROJECTOR ON STREET
 100' TRAVEL
 10' SIDEWALK
 10' PLANTING



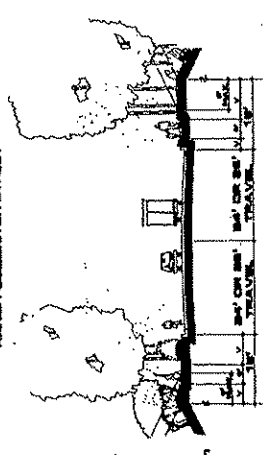
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NO. 10000 PROJECTOR ON STREET
 100' TRAVEL
 10' SIDEWALK
 10' PLANTING



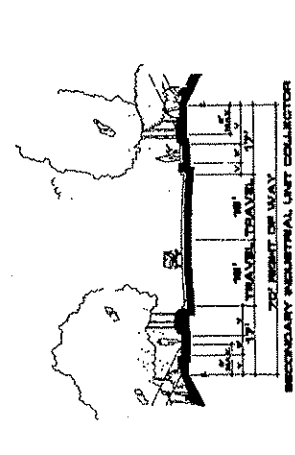
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NO. 10000 PROJECTOR ON STREET
 100' TRAVEL
 10' SIDEWALK
 10' PLANTING



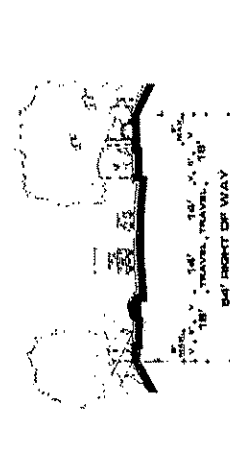
I

NO. 10000 PROJECTOR ON STREET
 100' TRAVEL
 10' SIDEWALK
 10' PLANTING



J

NO. 10000 PROJECTOR ON STREET
 100' TRAVEL
 10' SIDEWALK
 10' PLANTING



DEVELOPER
 RANCHO DEL ORO
 COLLEGE SERRANO VALLEY ROAD
 SAN DIEGO, CALIFORNIA

PLANNING CONSULTANT
 LIGHTFOOT AND ASSOCIATES
 708 FOURTH STREET
 OCEANSIDE, CALIFORNIA

COMMERCIAL PLANNING
 COBRA UPAS STREET
 SAN DIEGO, CALIFORNIA

CIVIL ENGINEER
 C&B ASSOCIATED
 5486 COMPLEX STREET
 SAN DIEGO, CALIFORNIA

LAND PLANNER
 ANTHONY M. GLIZZARDO
 AND ASSOCIATES, INC.
 836 MONTGOMERY STREET
 SAN FRANCISCO, CALIFORNIA

EXHIBIT 17

OCT 1985

RANCHO DEL ORO



OCEANSIDE
CALIFORNIA

DESIGN:
CUL DE SAC
PARKING
DESIGN

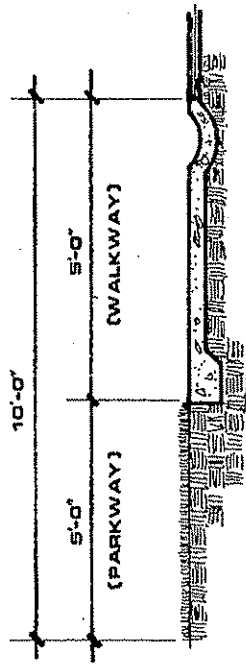
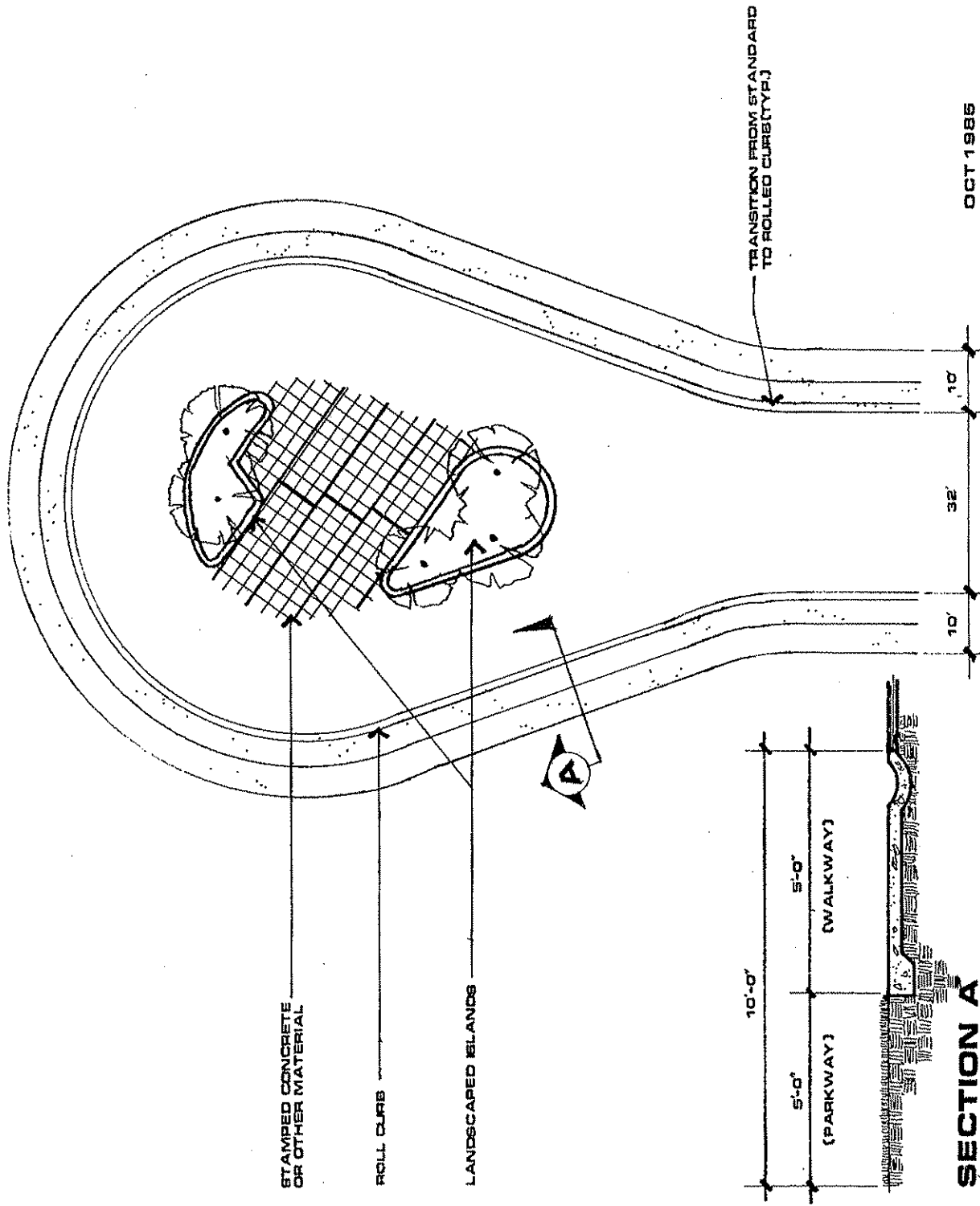
DEVELOPER
COLLINS RANCHO DEL ORO
11750 SORRENTO VALLEY ROAD
SAN DIEGO, CALIFORNIA

PLANNING CONSULTANT
LIGHTFOOT AND ASSOCIATES
708 FOURTH STREET
OCEANSIDE, CALIFORNIA

COMMERCIAL PLANNING
SCRA
440 UPAS STREET
SAN DIEGO, CALIFORNIA

CIVIL ENGINEER
CEP ASSOCIATED
5466 EDWAPLEX STREET
SAN DIEGO, CALIFORNIA

LAND PLANNER
ANTHONY M. BEZZARDO
LANDSCAPE ARCHITECTS, INC.
836 MONTGOMERY STREET
SAN FRANCISCO, CALIFORNIA



SECTION A

OCT 1985

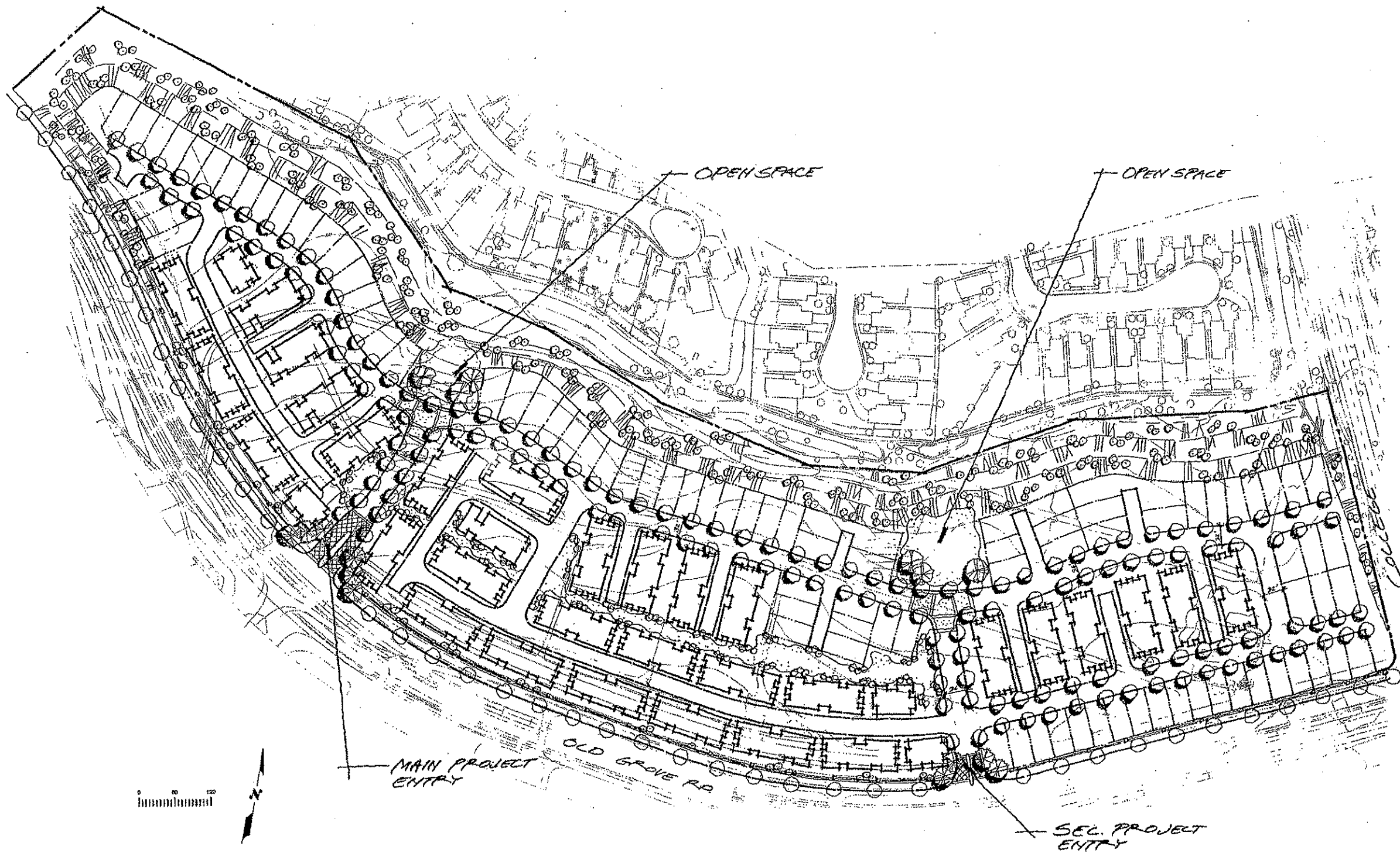
EXHIBIT 18

RANCHO DEL ORO



OCEANSIDE
CALIFORNIA

VILLAGE XII ILLUSTRATIVE SITE PLAN



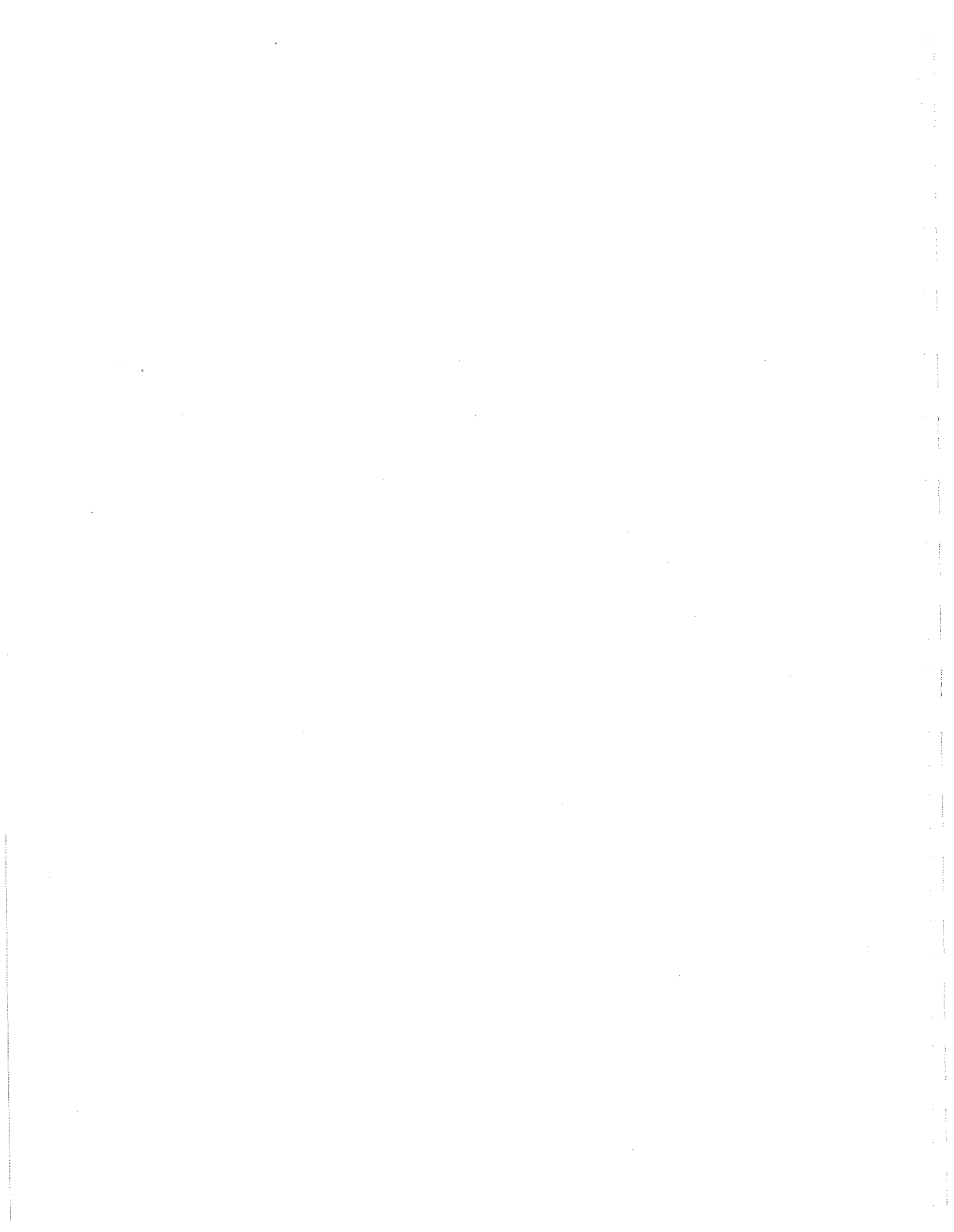
EXCERPT FROM RDO SPECIFIC PLAN

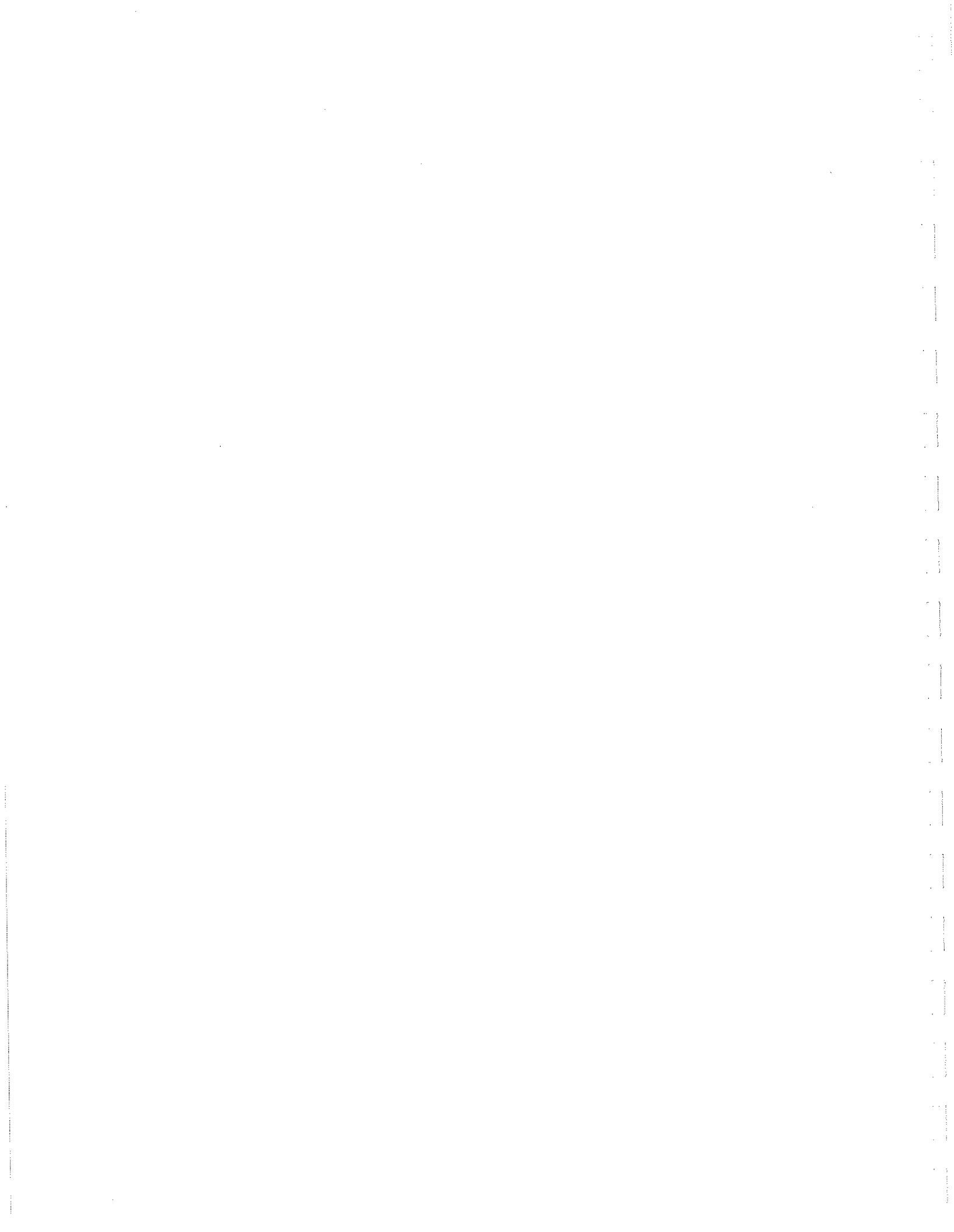
RESIDENTIAL DENSITY MANAGEMENT TABLE

RESIDENTIAL DENSITY MANAGEMENT TABLE

(SPECIFIC PLAN EXCERPT)

The Residential Density Management Table is a component of the Rancho Del Oro Specific Plan, and governs the permitted density and unit count for the residential areas in Rancho Del Oro. For ease of reference, a copy of the Residential Density Management Table showing Village XII, as approved in September 2006, is provided on the following page. For further information about how the density management system is used, please refer to the Rancho Del Oro Specific Plan document.





EXCERPT FROM RDO SPECIFIC PLAN
RESIDENTIAL DENSITY MANAGEMENT TABLE

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RANCHO DEL ORO - RESIDENTIAL DENSITY MANAGEMENT TABLE

TRACT	DEVELOPABLE ACRES	DENSITY LIMITS				TRACT ALLOCATIONS									
		MINIMUM		MAXIMUM		16		17		18		Yr 2000 FINAL		19	
		Density	Units	Density	Units	Density	Units	Density	Units	Density	Units	Density	Units	Density	Units
1.1	25.37	4	101	4.7	119	4.7	119	4.7	119	4.7	119	4.7	119	4.7	119
1.2	36.91	4	148	10	369	5.9	217	5.9	218	5.9	218	5.9	218	5.9	218
1.3	16.57	4	66	7	116	6.1	101	6.1	101	6.1	101	6.1	101	6.1	101
1.4	29.81	4	119	15	447	5.0	150	5.0	149	5.0	149	5.0	149	5.0	149
1.5	21.55	4	86	12	259	3.6	178	3.6	78	3.6	78	3.6	78	3.6	78
1.6	26.96	4	108	7	189										
2.1	11.76	4	47	18	212										
2.2	21.65	4	87	12	260	5.3	264	5.3	62	5.3	62	5.3	62	5.3	62
2.3	16.20	4	65	18	292										
2.4	11.97	4	48	7	84										
2.5	26.28	2.5	66	5	131	3.3	126	3.3	40	3.3	40	3.3	40	3.3	40
3.1	29.71	4	119	12	357										
3.2	25.15	4	101	15	377	4.2	267	4.2	125	4.2	125	4.2	125	4.2	125
3.3	9.07	7	63	18	163										
3.4	17.20	4	69	15	258	5.6	94	5.6	97	5.6	97	5.6	97	5.6	97
3.5	17.62	7	123	18	317	4.8	85	4.8	85	4.8	85	4.8	85	4.8	85
3.6	27.45	4	110	18	494	6.2	170	6.2	170	6.2	170	6.2	170	6.2	170
4.1	10.71	2	21	2.5	27										
4.2	23.07	2.5	58	3.5	81	2.9	97	2.9	97	2.9	97	2.9	97	2.9	97
5.1	10.37	4	41	18	187	1.8	19	1.8	19	1.8	19	1.8	19	1.8	19
5.2	18.41	4	74	15	276	4.6	169	4.6	169	4.6	169	4.6	169	4.6	169
5.3	17.98	4	72	21	378										
5.4	20.05	4	80	7	140	3.9	78	3.9	78	3.9	78	3.9	78	3.9	78
6.1	18.46	4	74	10	185										
6.2	15.24	7	107	21	320	4.4	148	4.4	148	4.4	148	4.4	148	4.4	148
6.3	16.94	4	68	21	356										
6.4	12.27	4	49	7	86	4.7	187	4.7	187	4.7	187	4.7	187	4.7	187
6.5	10.54	4	42	7	74										
7.1	20.36	7	143	21	428	15.8	284	15.8	284	15.8	284	15.8	284	15.8	284
7.2	15.59	7	109	15	234	9.6*	108	6.2	72	6.2	72	6.2	72	6.2	72
7.3	14.19	4	57	12	170	9.2*	132	8.0	116	8.0	116	8.0	116	8.0	116
8.1	7.47	10	75	15	112	12.8	96	12.8	96	12.8	96	12.8	96	12.8	96
8.2	13.48	12	162	15	202	11.9	161	11.9	161	11.9	161	11.9	161	11.9	161
8.3	15.30	10	153	15	230	11.0	168	11.0	168	11.0	168	11.0	168	11.0	168
9.1	20.20	12	242	15	303	14.8	298	14.8	298	0	0	0	0	0	0
10.1	6.88	12	83	15	103	13.8	95	13.8	95	0	0	0	0	0	0
11.1	14.33	10	143	15	215	11.5	165	11.5	165	0	0	0	0	0	0
12.1	28.22	10.5	296	12.0	339	--	--	--	--	--	--	--	--	12.0	339
TC North	25.00	15	375	21	525	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0
TC West	20.10	15	302	21	422	0.0	0	0.0	0	0	0	0	0	0	0
TC East	8.00	15	120	21	168	0.0	0	0.0	0	0	0	0	0	0	0
KEY		Unallocated Excess				864		1443		2001		2001		1662	
000 Indicates the Tract(s) being changed by a specific allocation.		Total Units				4840		4840		4840		4840		4840	
		City File No.				D-8-98,C-34-98, V-2-98, S-1-80		T-2-98, D-5-98, V-6-98, S-1-80		Tracts 9.1, 10.1 & 11.1, TC				Add Tract 12.1 GPA and SPA	
000 Indicates Tract allocation has been fixed by approval of a Tentative Map.		Resolution No.				98-P37		98-P39(PC), R98-182(CC)		West and East are part of the				06-R0595-1 (CC)	
		Approval Date				10-19-98		10-19-98(PC) 12-16-98(CC)		El Corazon open space corridor.				9/20/2006	

* Developable acreage modified due to southerly alignment of Frazee Road and revised alignment of Mission Avenue. Density calculated based on revised acreage total of 18.5 acres for Tract 7.1, 11.2 acres for Tract 7.2 and 14.4 acres for Tract 7.3